

COTTAGE VILLAS
COUNTRY RESIDENCES & c.
WITH ESTIMATES
BY W. PATTISSON ARCHT.

Price 25/-

Plans and Elevations

OF

COTTAGE VILLAS

AND

COUNTRY RESIDENCES,

WITH

PARSONAGE HOUSES, LODGES,

AND OTHER DOMESTIC BUILDINGS;

ALSO,

VARIOUS DETAILS AND GENERAL ESTIMATES.

BY

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1852.

INTRODUCTION.

IN submitting to the Public the following Designs, it is hoped they will be found to afford some useful hints for arranging the Cottage Villa and Country Residence, it having been a principal object to study interior convenience, comfort, and economy,—avoiding, as far as possible with consistency, expense in exterior decorations beyond what appeared to be really useful and necessary.

The Estimates accompanying the Designs are to be considered :
General and Local circumstances favourable.

The details subjoined are intended to convey some idea of the style and manner of the interior finishings, &c., and as generally applying to the several Designs.

REFERENCE TO PLATES.

No. 1. — A COTTAGE VILLA

Adapted for a gentleman of moderate income and family small, or for a retired tradesman. The accommodation on the chamber floor would be three bedrooms and a dressing-room, the height of the room on this floor 8ft.

The estimate for this building, £375.

No. 2. — A COTTAGE VILLA.

The chamber story would consist of three principal bedrooms, in height 8ft. 6in.; one small sitting or bedroom. A dressing-room, and water-closet, and two bedrooms over the offices, 8ft. in height.

Estimate, £645.

No. 3. — A PARSONAGE HOUSE.

In this Plan double doors are shown between the kitchen and staircase-hall, which would effectually prevent all sound or smells from the former to the latter. The back stairs lead to the servants' bedrooms. The chamber story would admit of two good bedrooms over the dining and drawing-rooms, in height 9ft., provided with closets; and two bedrooms over the offices, 8ft. high. A small bed or dressing-room could be had over the entrance hall.

Estimate, £760.

No. 4. — A COTTAGE VILLA.

An object in the arrangement of this Plan was to lose the least room possible by passages. The chamber story would admit of three good bedrooms, and a dressing ditto, in height 8ft. This Plan would admit of additional rooms for sleeping being added at any time. There would be three chambers over the offices.

Estimate, £667.

No. 5. — A COUNTRY RESIDENCE.

The accommodation on the chamber story would be four bedrooms, in height 9ft., with a water-closet, over the principal apartments on the ground floor; and two good bedrooms over the offices, in height 8ft., with capabilities of adding two additional rooms over the lean-to building.

Estimate, £775.

No. 6. — A PARSONAGE HOUSE.

The hall in this Plan is roomy, light, and airy, and forms a central point from which ready communication may be had to every part of the house. The kitchen could be made a study, the back kitchen serving the former purpose, and a scullery added to the length of the office building. The chamber story would afford two good bedrooms, and convenient dressing-room over the dining and drawing-room, 9ft. in height. A third bedroom over the kitchen, and a dressing-room adjoining over the entrance, and two bedrooms over the offices, 8ft. in height; a linen and store-closet over china-room, and a water-closet from the landing of stairs.

Estimate, £840.

No. 7. — A COUNTRY RESIDENCE.

The chamber story would consist of three bedrooms and a dressing-room in the front building, and two bedrooms and linen or store-closets over the offices, the former in height 8ft. 6in., and the latter 8ft.

Estimate, £600.

No. 8. — A PARSONAGE HOUSE.

The staircase-hall in this Plan is commodious, light, and airy, affording access to all the principal rooms, staircase, &c. The garden entrance and servants' stairs form a division between the offices and the house. The chamber accommodation would afford three excellent bedrooms, in height 9ft., in the front building, and three bedrooms 8ft. high, and water-closets over the offices.

Estimate, £880.

No. 9. — A MARINE VILLA.

This Plan is so arranged as to admit of the building being let to persons requiring for a few weeks, or during the summer months, apartments by the sea-side. Two or three families could be accommodated, as the case might be, or by trifling variations in the arrangements the building could be rendered one complete residence, with excellent chamber accommodation and other conveniences. The chimneys are brought together in the centre of the roof of the house, surrounding a small room, which would afford an opportunity of taking an occasional extensive view.

No. 10. — A VILLA.

This Plan affords the opportunity of adding to at pleasure in point of additional bedrooms. The present accommodation would be three bedrooms and dressing-room, and three bedrooms over offices. Estimate, £725.

No. 11. — A RECTORY HOUSE.

The chamber accommodation would consist of seven bedrooms, two dressing-rooms, and water-closets. The principal rooms, 10ft. high, and the rooms over the offices, 8ft. 6in. The cost of this building would be £1566 to £1600.

No. 12. — A LODGE AND ENTRANCE.

There would be two bedrooms over the parlour and dining-room, and a third might be added over the kitchen.

No. 13. — A COUNTRY RESIDENCE.

The dining-room in this Plan shows a service and company entrance, and the former so arranged as to prevent the unpleasantness arising from noise, and smells escaping into the house when conveying dinner to the table. The chamber story would consist of four good bedrooms over room on the ground floor, in height 9ft., and four bedrooms over the offices, in height 8ft. 6in., and convenient closets, water-closet, &c. Estimate, £1355.

No. 14. — A VILLA.

The chamber story would consist of four bedrooms over the principal rooms on the ground floor, in height 9ft.; and a dressing-room and four bedrooms over the offices, in height 8ft. 6in. Estimate, £1095.

No. 15. — A RECTORY HOUSE.

The chamber accommodation to this Plan would be five bedrooms, in height 9ft.; with two dressing-rooms and water-closet, and three bedrooms over the offices, in height 8ft. 6in. Estimate, £2400.

No. 16. — A MODERN COUNTRY HOUSE.

The arrangement of this Plan would be found very convenient, and to suit most country situations. The chamber accommodation would be seven bedrooms, four good rooms over the principal apartments on the ground floor, in height 9ft. 6in.; with two dressing-rooms, and water-closets, &c., and three bedrooms over the offices, in height 8ft. 6in.

Estimate, £1045.

No. 17. — A MARINE VILLA.

This Plan, like the former, is arranged upon a similar principle, but more extensive, and would form as one building a very genteel summer residence for a large family. The Plan shows a general communication to the rooms, but it would need only to close up certain doorways to render a perfect division of the building into three parts, or separate dwellings, for the purpose of letting when not required by the proprietors, which is not an unfrequent case with residences of this kind.

No. 18. — A PARSONAGE HOUSE AND SCHOOLS, WITH A MASTER'S HOUSE, &c.

No. 19. — A DESIGN FOR THREE HOUSES,

Adapted for a situation in the neighbourhood of a town, as residences for genteel families or retired tradesmen. Party walls divide the houses and the apartments. Conveniences, offices, &c., are equally arranged. Outbuildings, containing stable, offices, &c., could be added to the rear of the buildings. The chamber story for each house would consist of three bedrooms over the principal part of the ground-floor, in height 9ft. 6in., and a water-closet, &c., and two excellent bedrooms over the offices, in height 8ft. 9in.

Estimate, £1680.

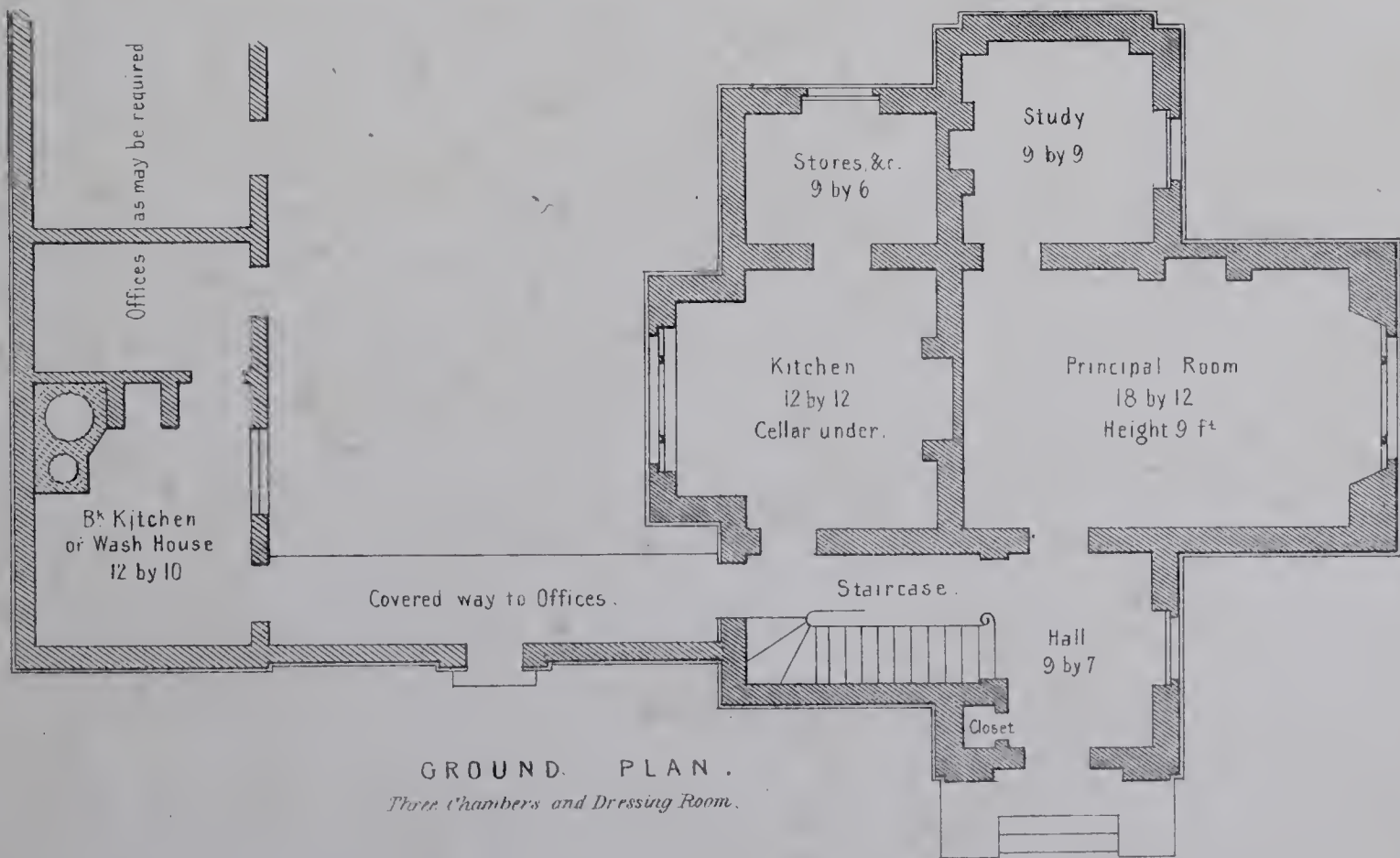
No. 20. — A DESIGN FOR A VILLAGE CHURCH.



PRINCIPAL FRONT.



ENTRANCE FRONT.



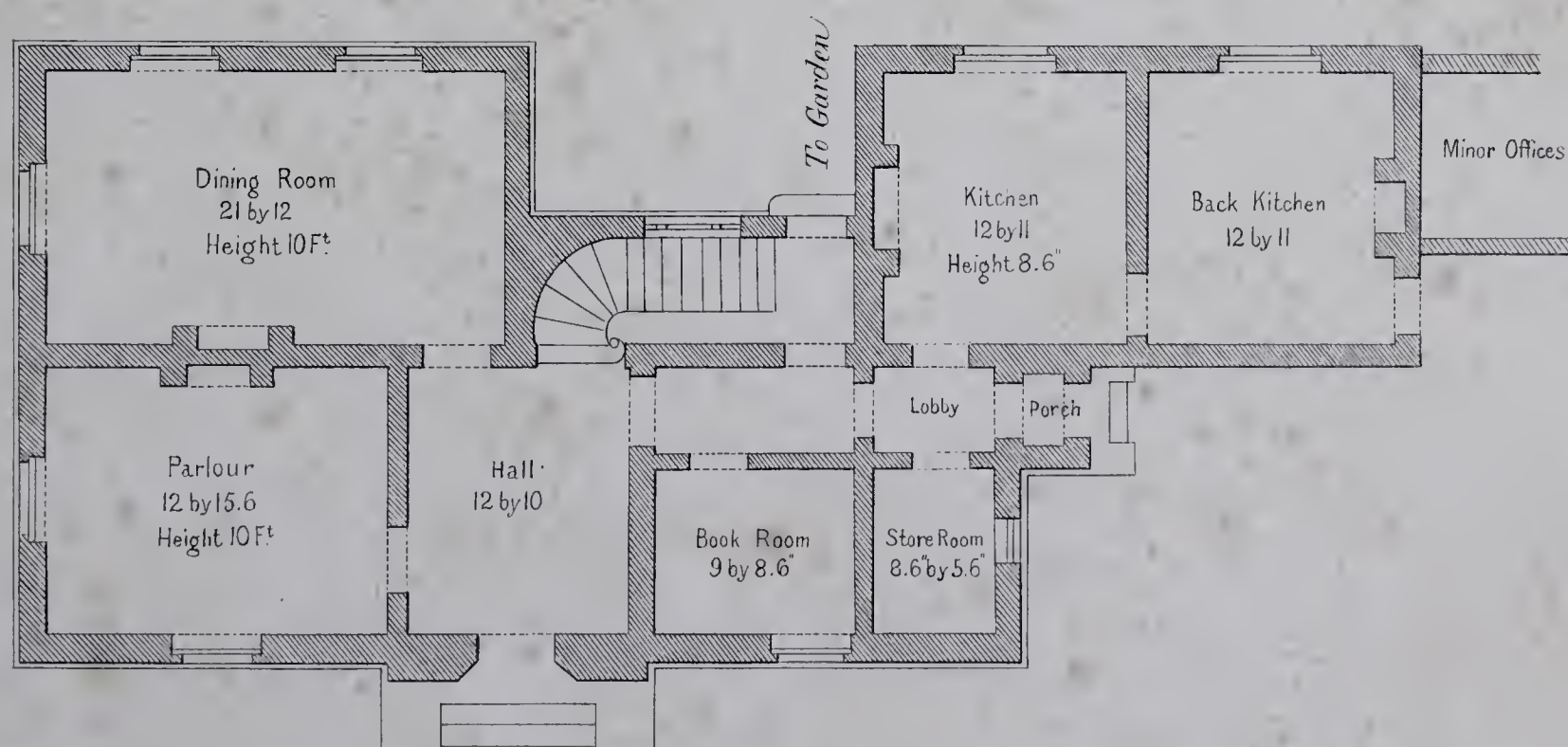
GROUND PLAN.

Three Chambers and Dressing Room.





FRONT ELEVATION.



GROUND PLAN.

Five Chambers, Sitting Room, Dressing Room and W. Closet.

Scale of 5 5 0 10 20 30 40 50 Feet



This architectural floor plan depicts a single-story residence with a central hall and several large rooms. The layout includes a Dairy, Back Kitchen, Kitchen, Dining-room, Drawing-room, and a central Hall. Service areas such as the Pantry, Stores, and Servants' Stairs are located near the central hall. The plan also shows a Porch, a Court Yard, and a connection to the Garden. Dimensions and heights are provided for most rooms.


Rooms and Dimensions:

- Dairy:** 13 by 11
- Back Kitchen:** 20, 0' (Height 12, 0')
- Kitchen:** 20' by 12' (Height 8', Cellar under)
- Dining-room:** 20 by 18 (Height 10 ft)
- Drawing-room:** 18 by 18 (Height 10, 6)
- Hall:** 8 by 8
- Pantry:** 6 by 6
- Stores:** 6 by 6
- Servants' Stairs:** (Location indicated)
- Porch:** (Location indicated)

Other Features:

- Offices:** Located at the top left.
- Court Yard:** Located to the left of the main house.
- To Garden:** Exit located at the top center.
- Double Doors:** Located between the Kitchen and the Hall.
- Side board:** Two locations, one in the Dining-room and one in the Drawing-room.
- Serv^ts Door:** Located on the left side of the plan.

Scale of

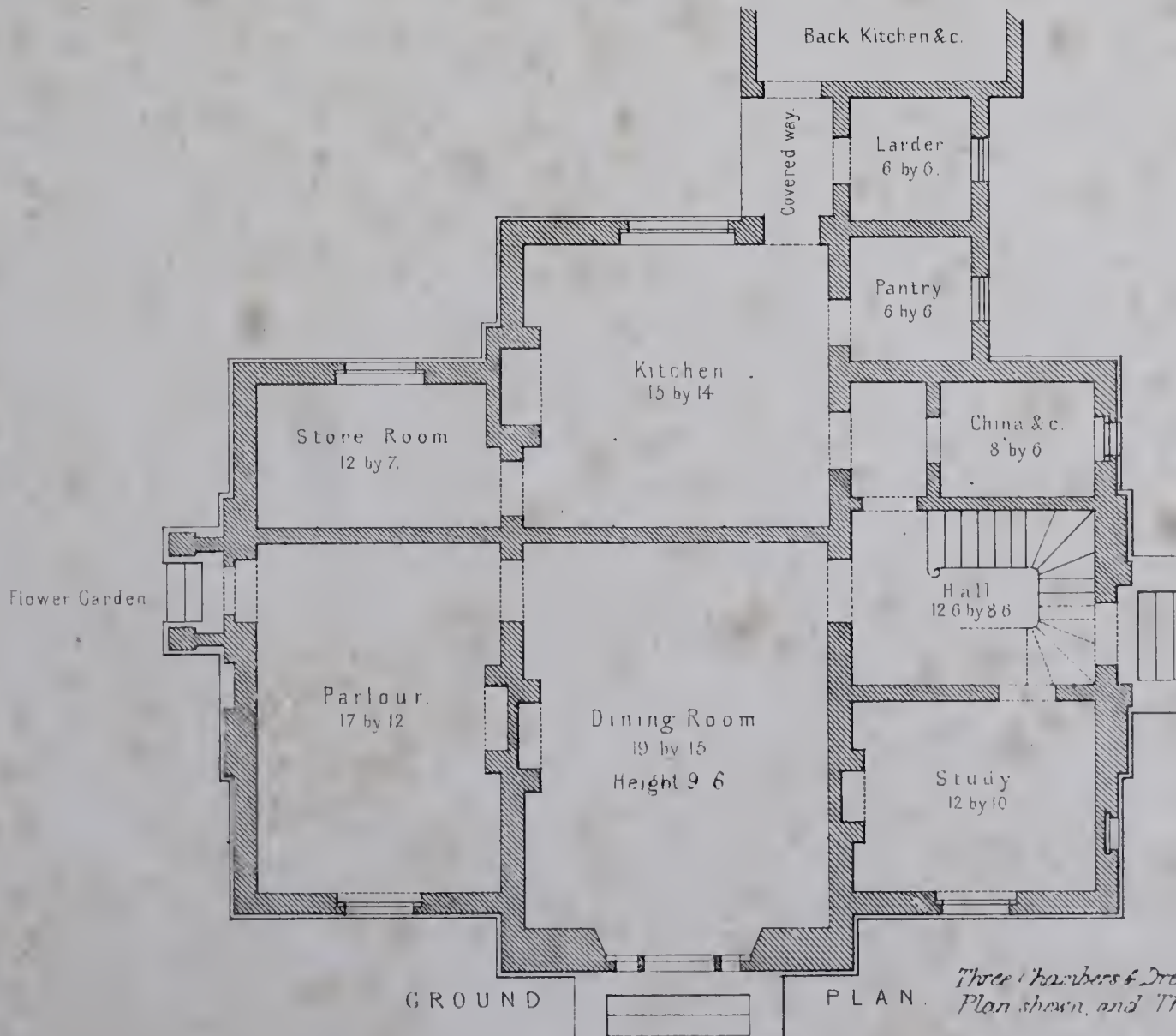




ENTRANCE FRONT.



FRONT ELEVATION.

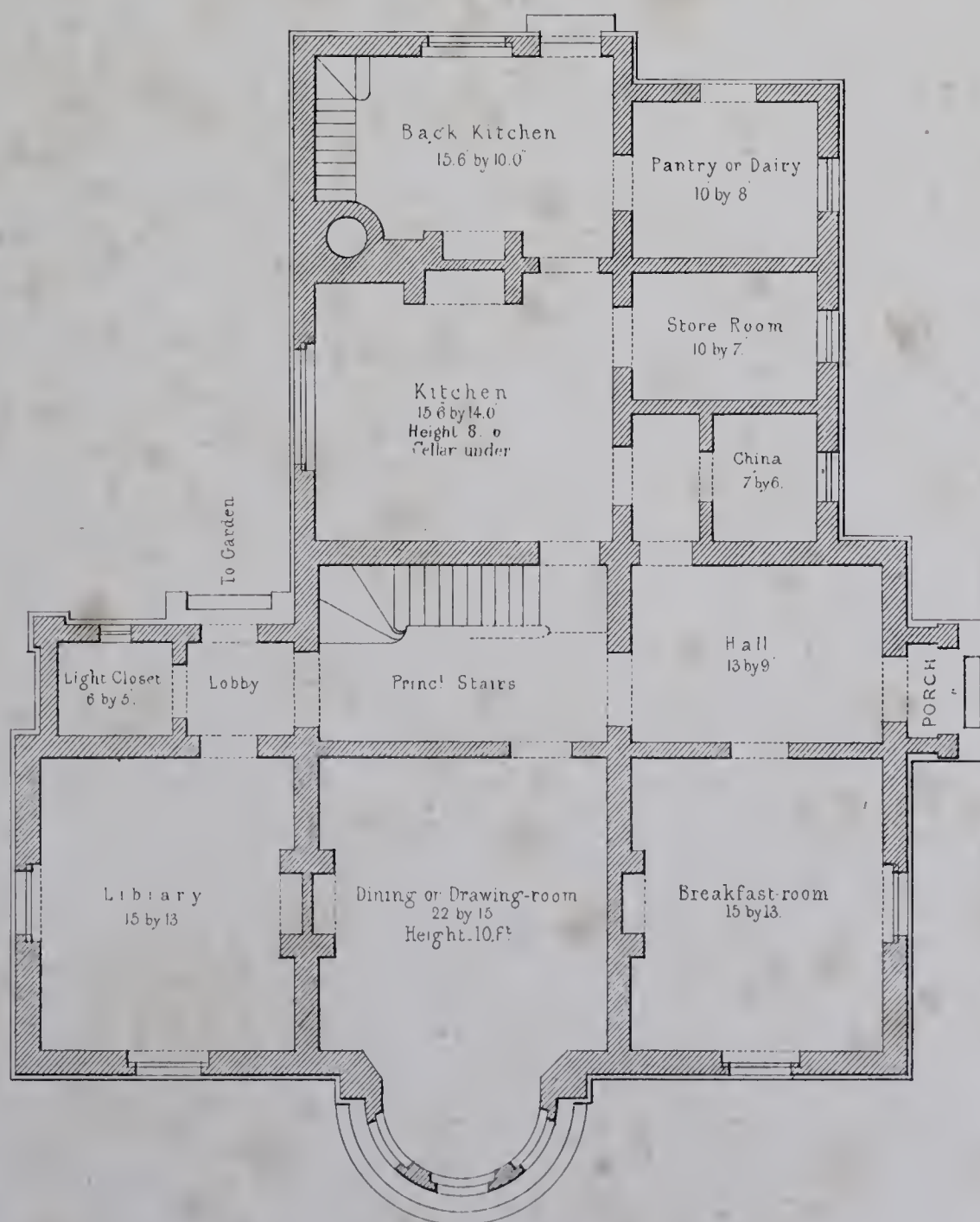


Three Chambers & Dressing room over the part of Plan shown, and Three over the Offices

Scale of 0 10 20 30 40 50 Feet



PRINCIPAL FRONT.



GROUND PLAN.
Six Chambers and W. Closet.

Scale of 0 10 20 30 40 50 Feet



ELEVATION



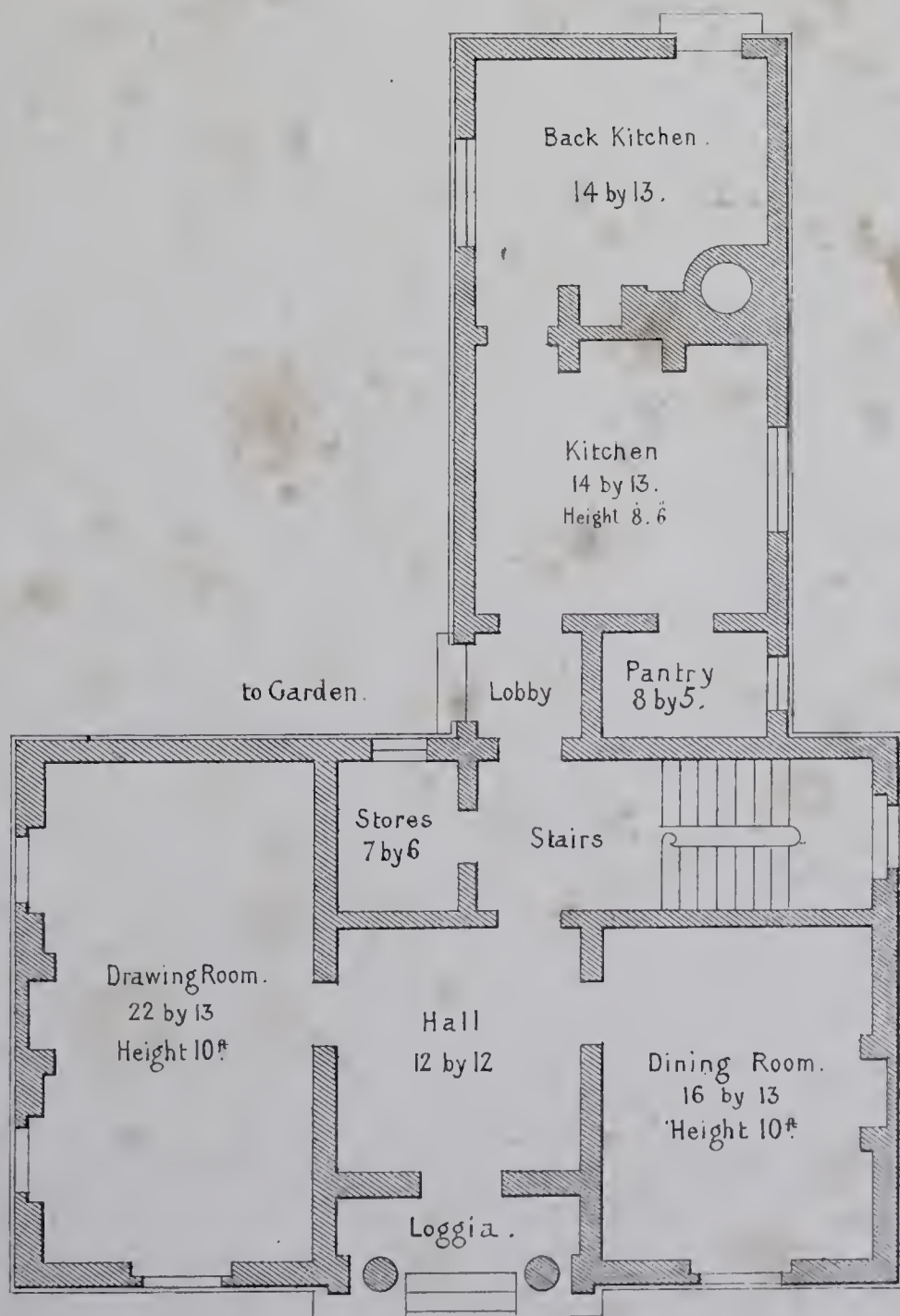
GROUND PLAN.

Five Chambers Two Dressing Rooms, and W. Closet

Scale of 6 5 0 10 20 30 40 50 Feet



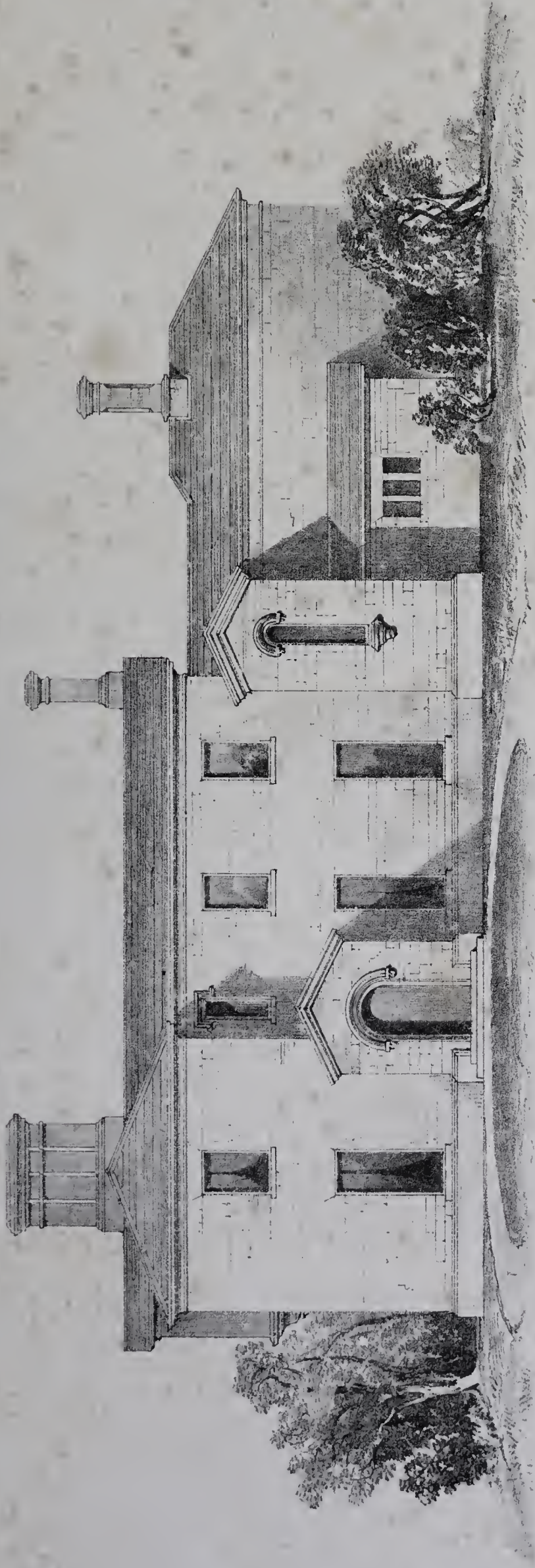
ELEVATION .



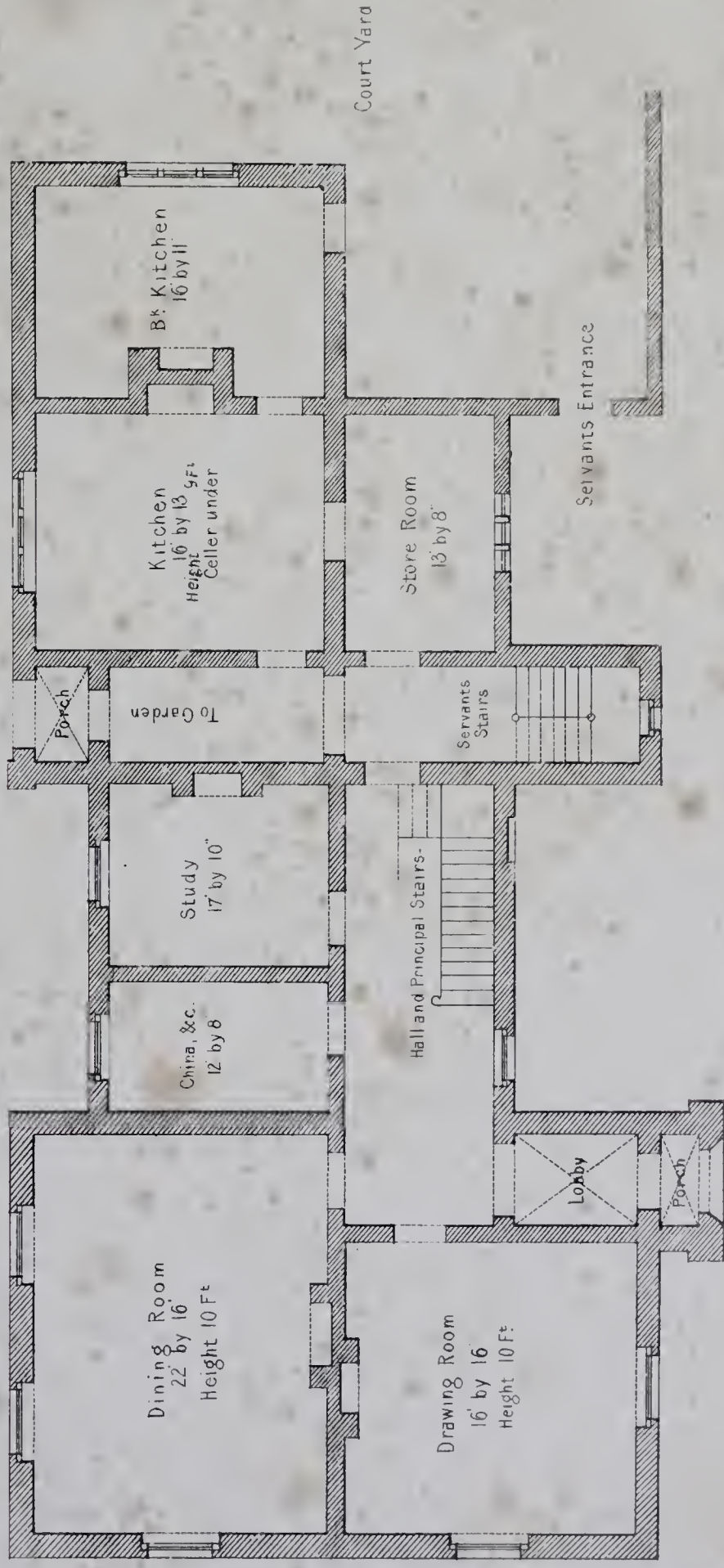
GROUND PLAN .

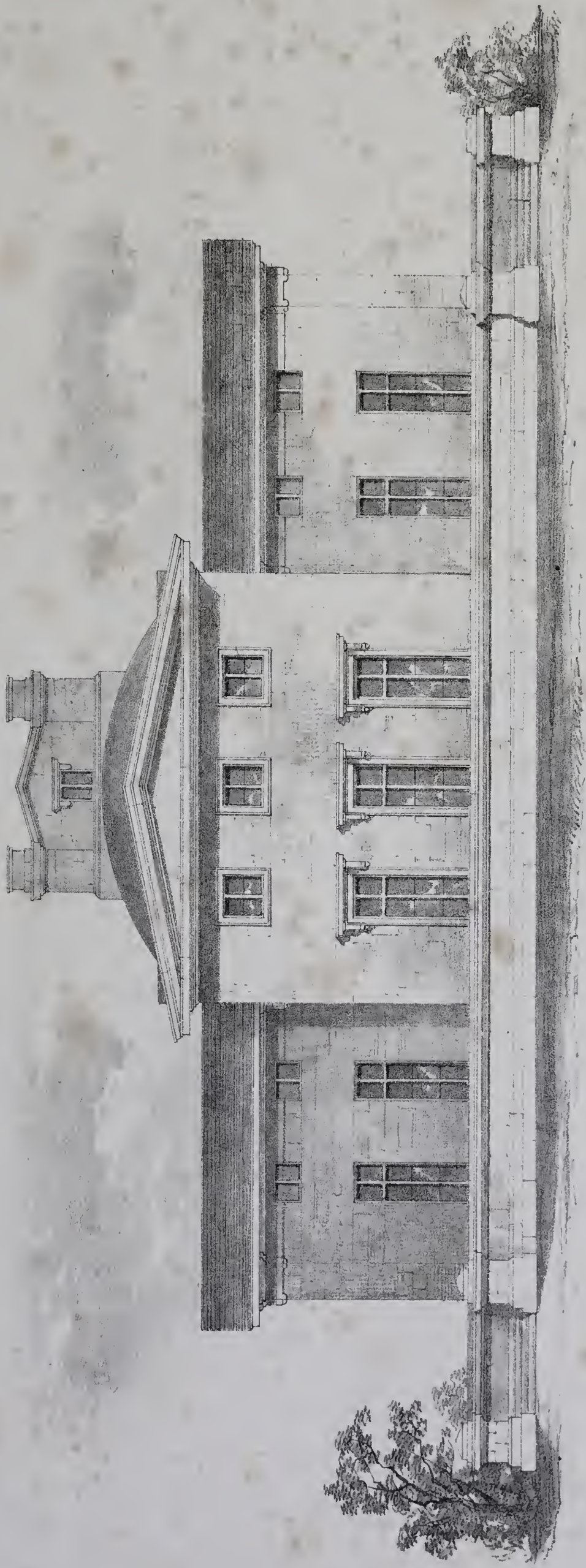
SCALE OF 0 5 10 20 30 40 50 FEET
five chambers Dressing Room &c



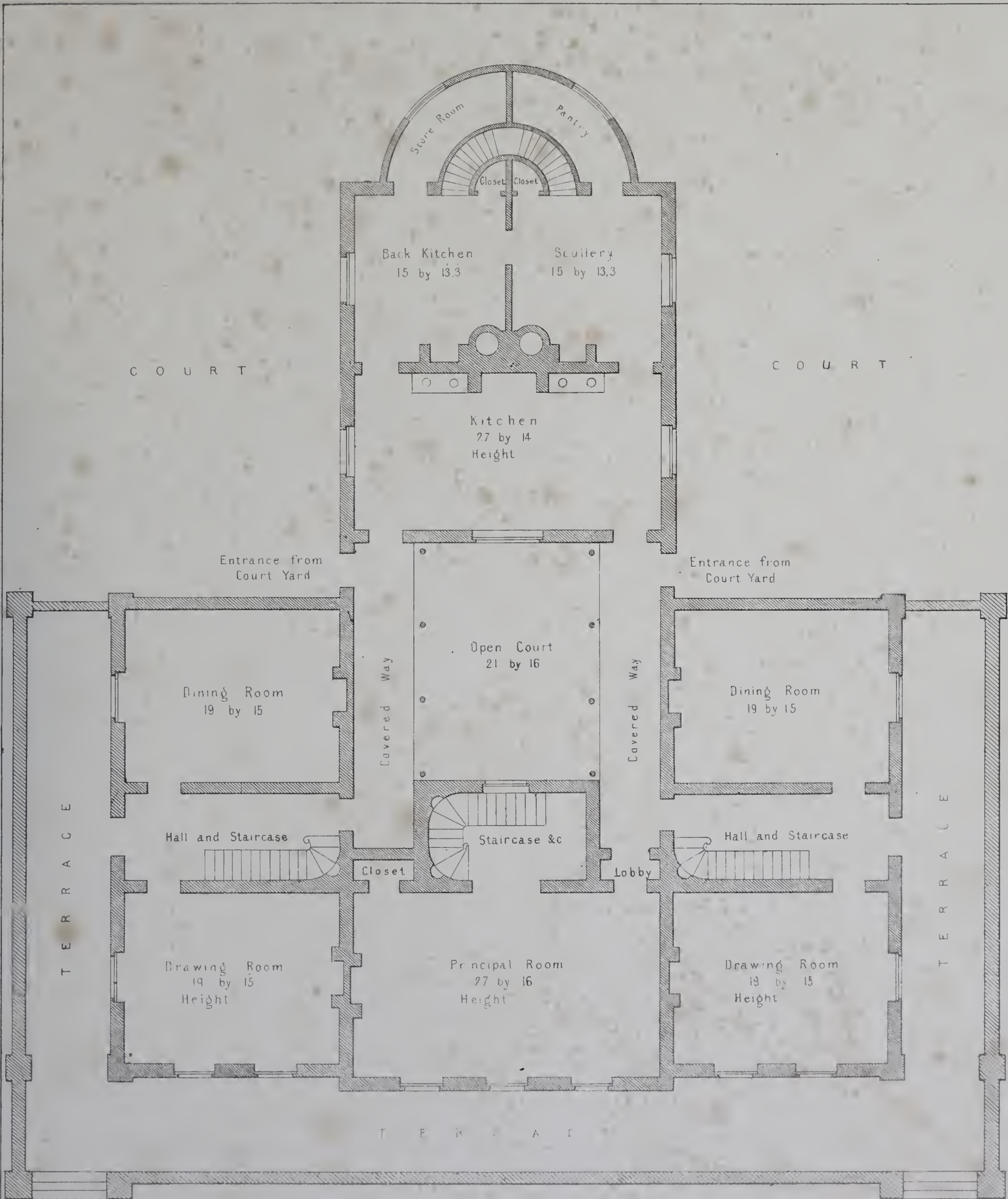


ENTRANCE FRONT.





ELEVATION OF MARINE VILLA

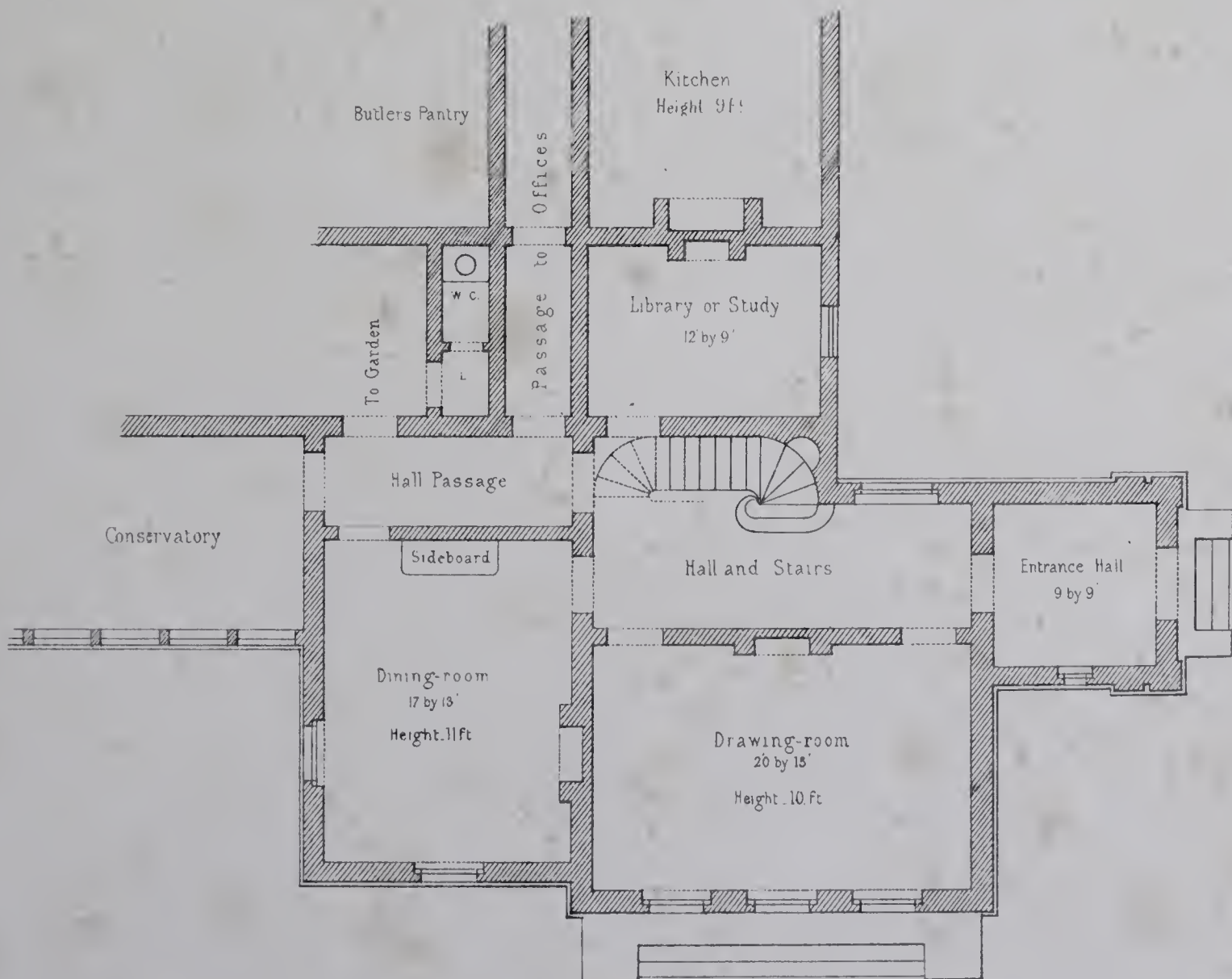


GROUND PLAN OF MARINE VILLA

SCALE OF 10 5 0 10 20 30 40 50 FT



PRINCIPAL FRONT.



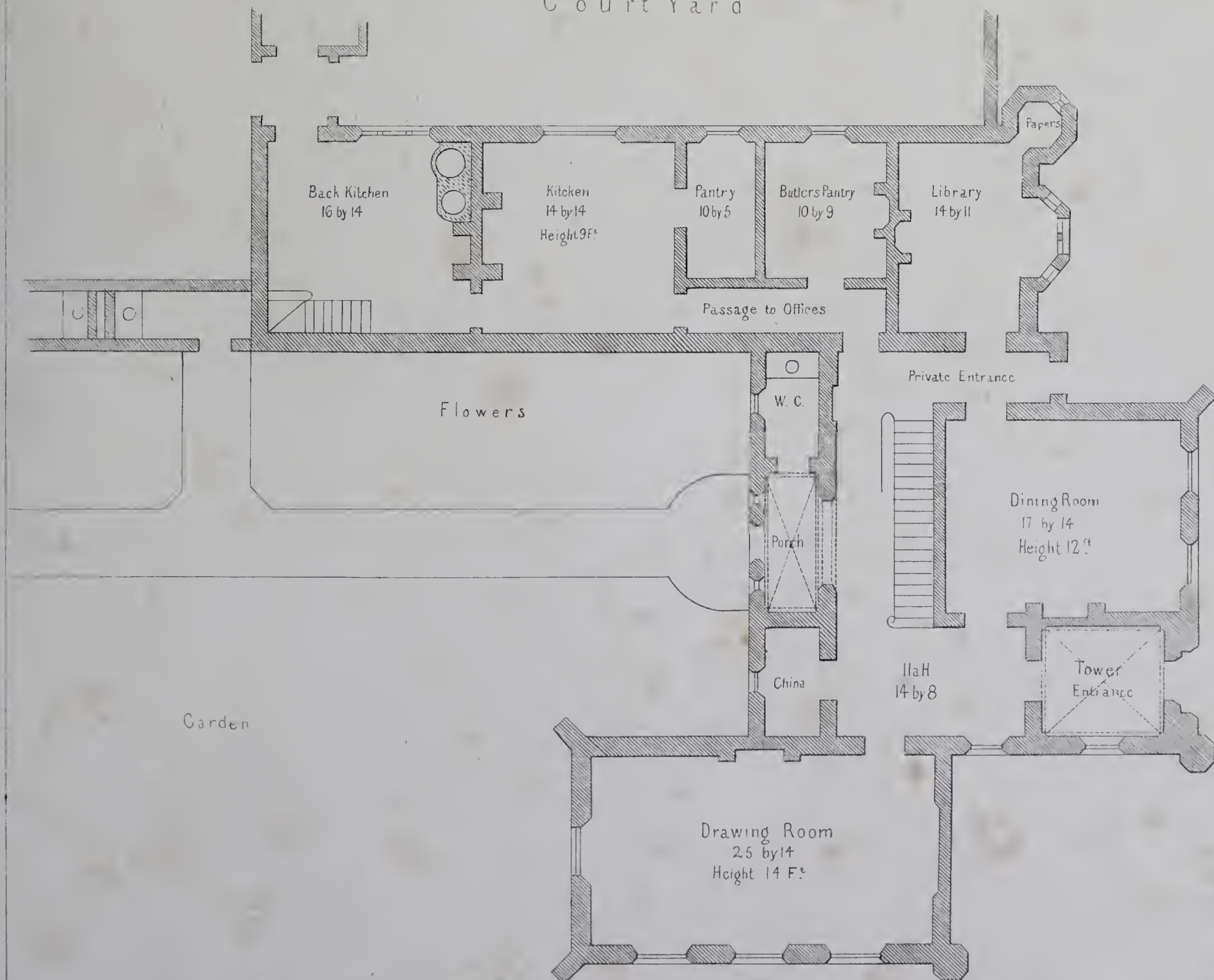
GROUND PLAN

Scale of 0 5 10 20 30 40 50 feet

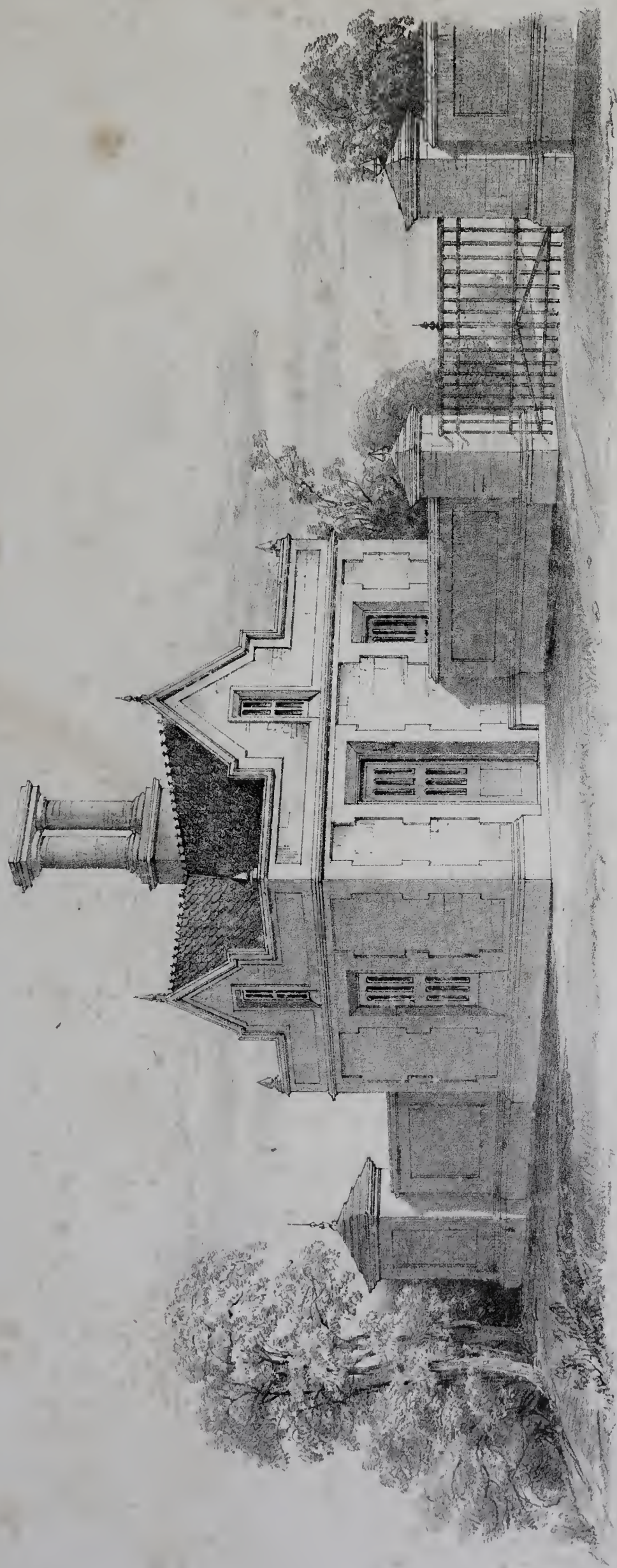




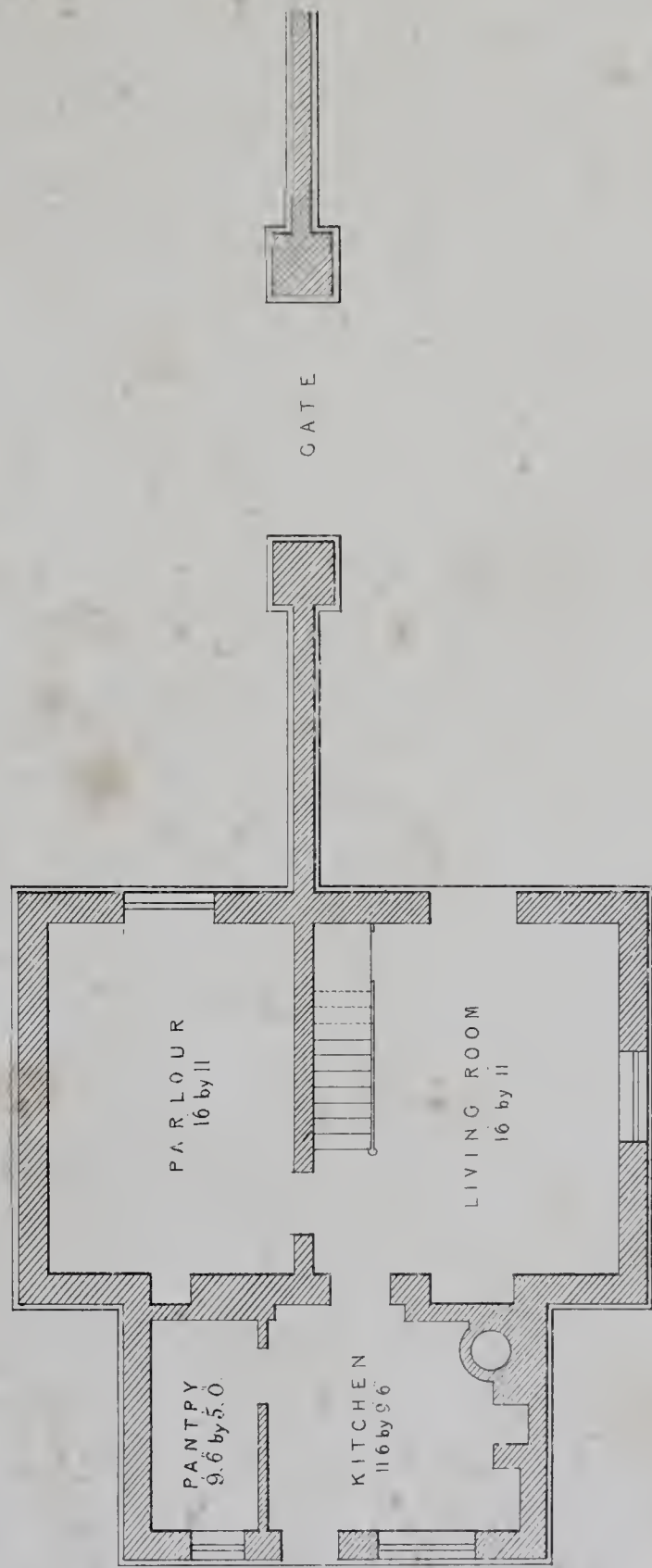
Court Yard



SCALE OF 5 5 5 10 20 30 40 50 FEET



SKETCH FOR A LODGE





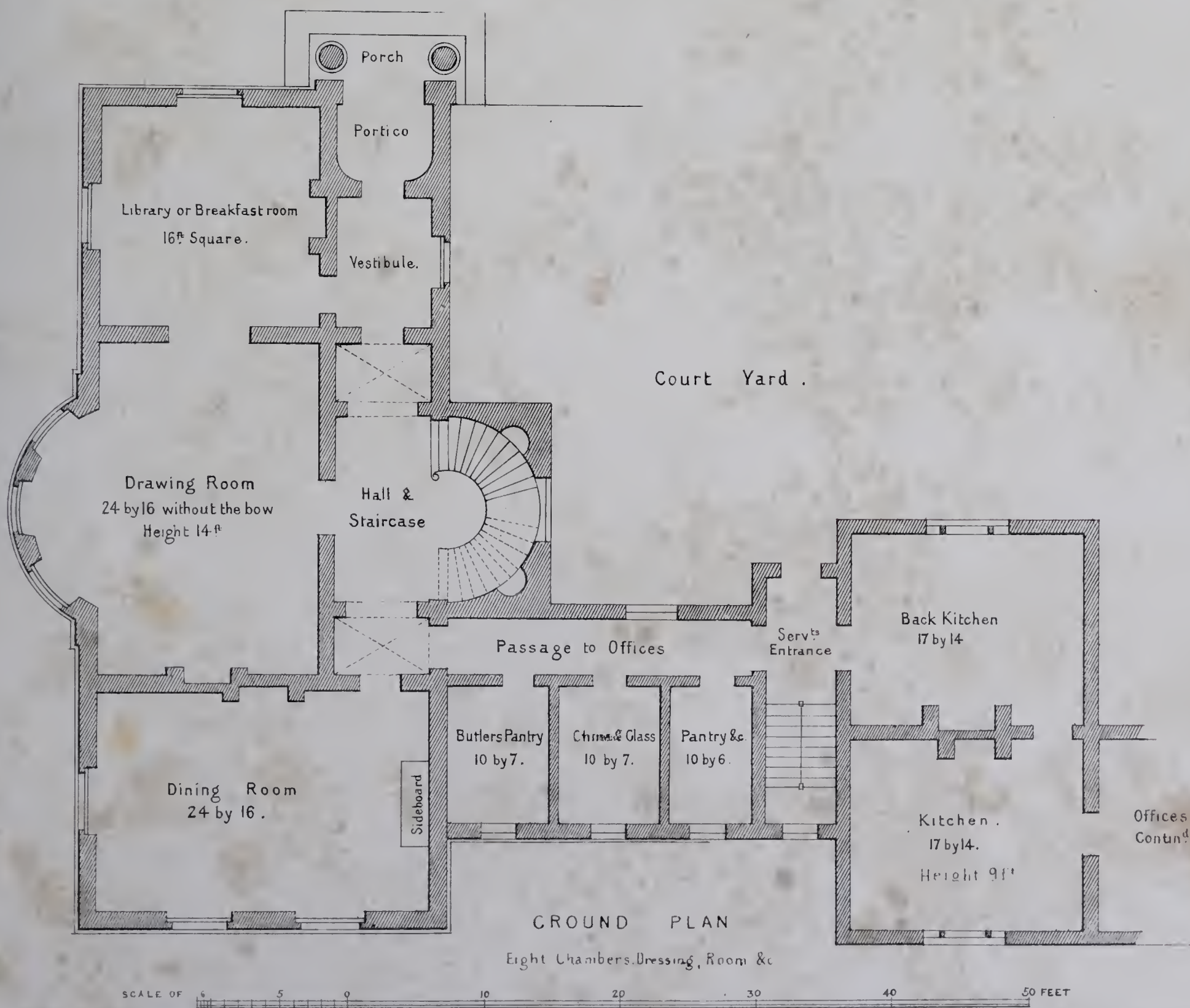
ELEVATION.



GROUND

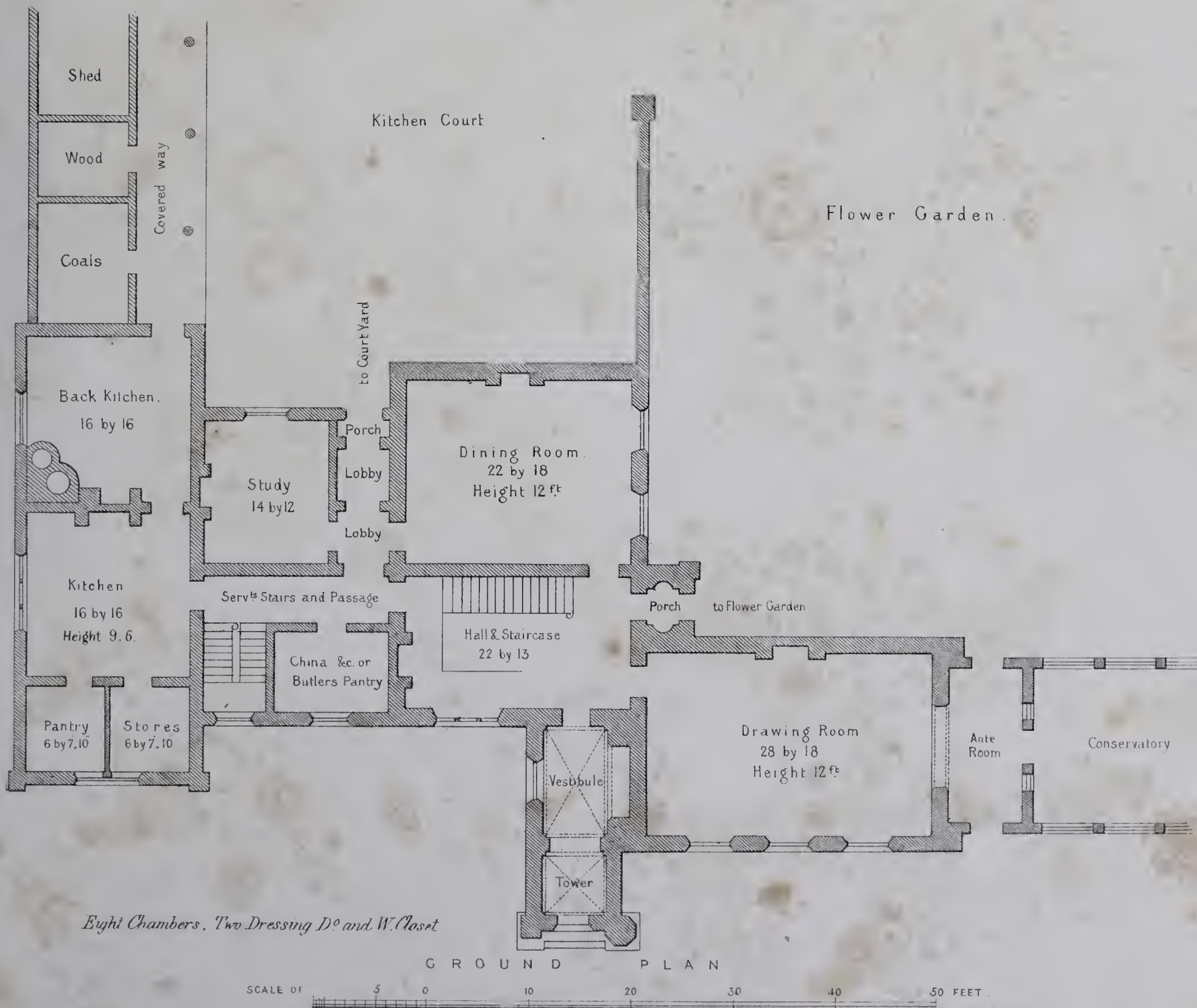
PLAN.

SCALE OF FEET 0 10 20 30 40 50





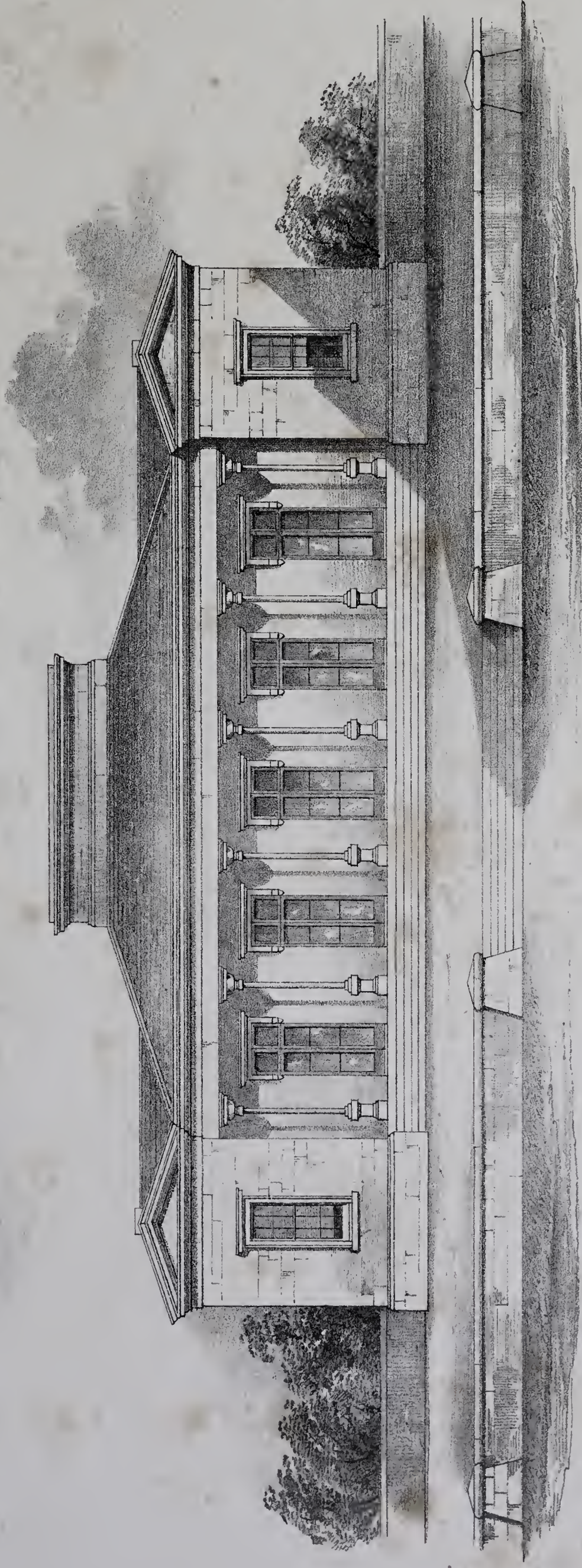
PRINCIPAL FRONT.



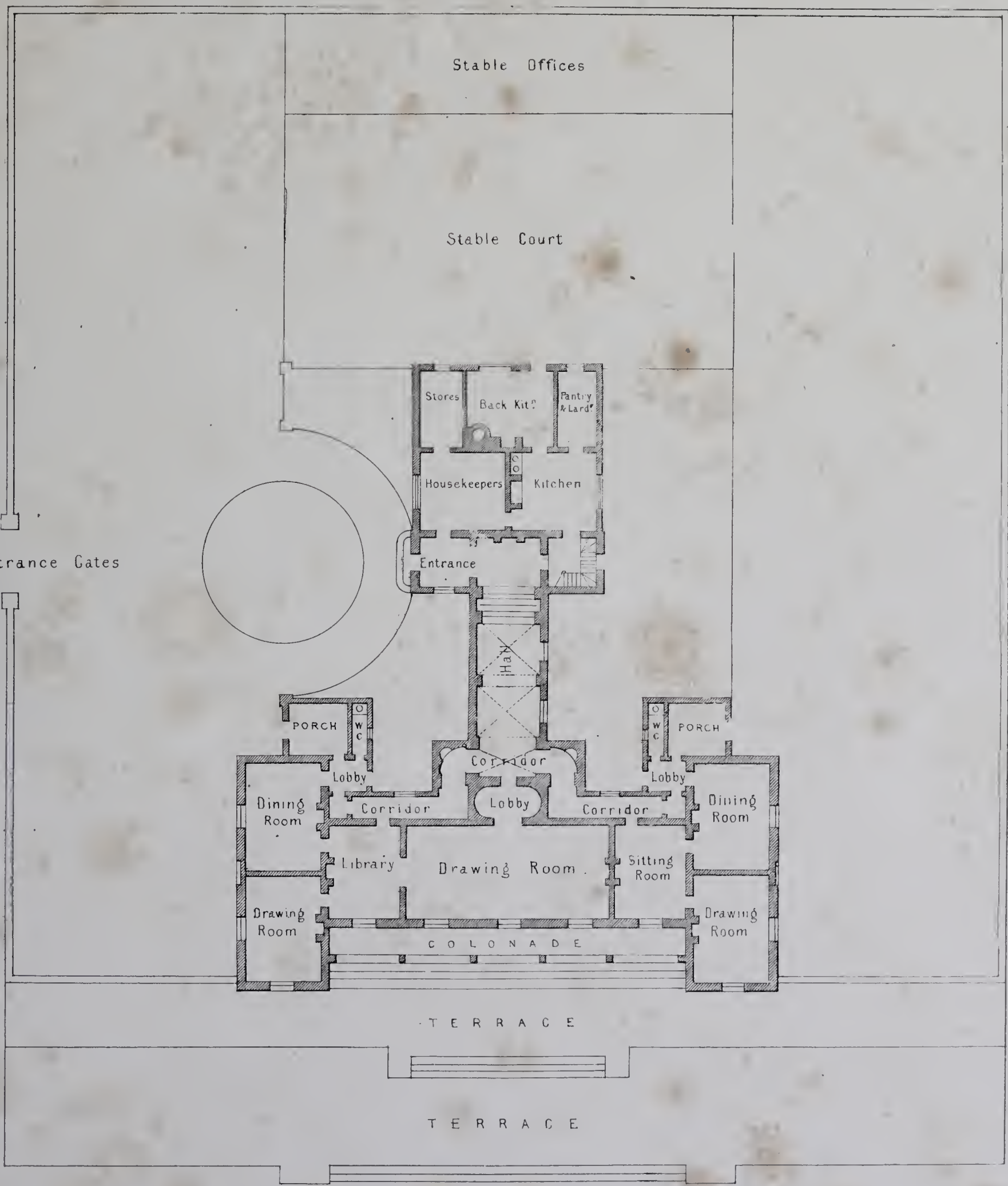


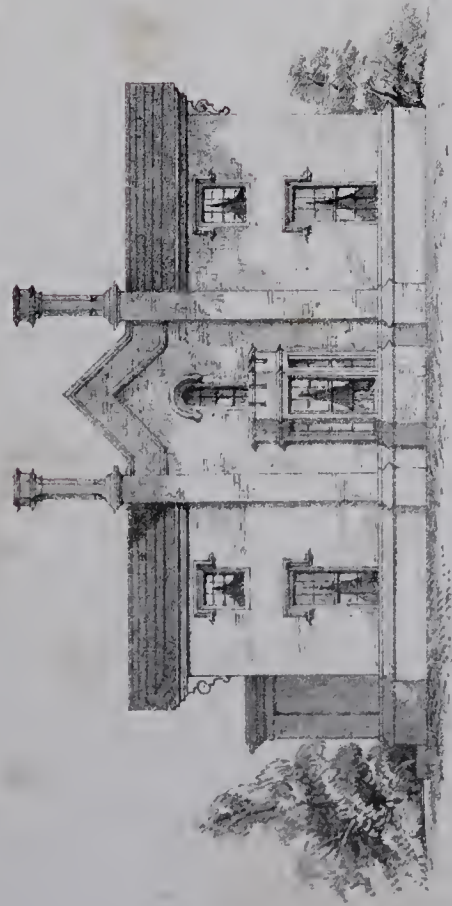
ELEVATION.





TERRACE FRONT OF MARINE VILLA.





PRINCIPAL FRONT

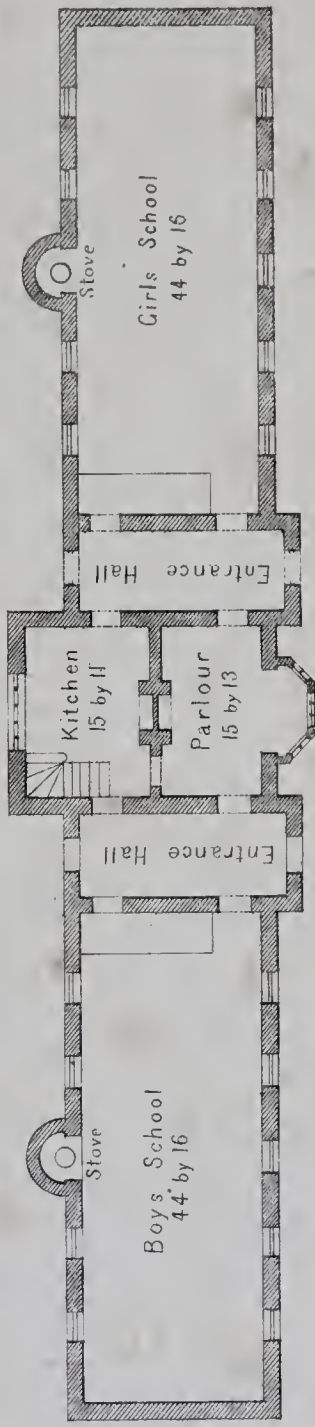


ELEVATION

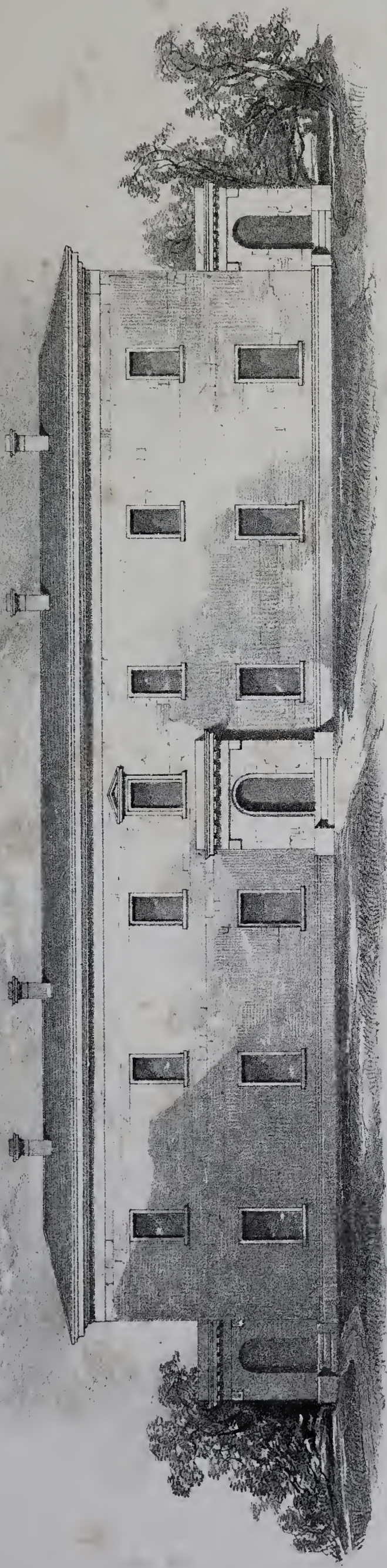
Court Yard



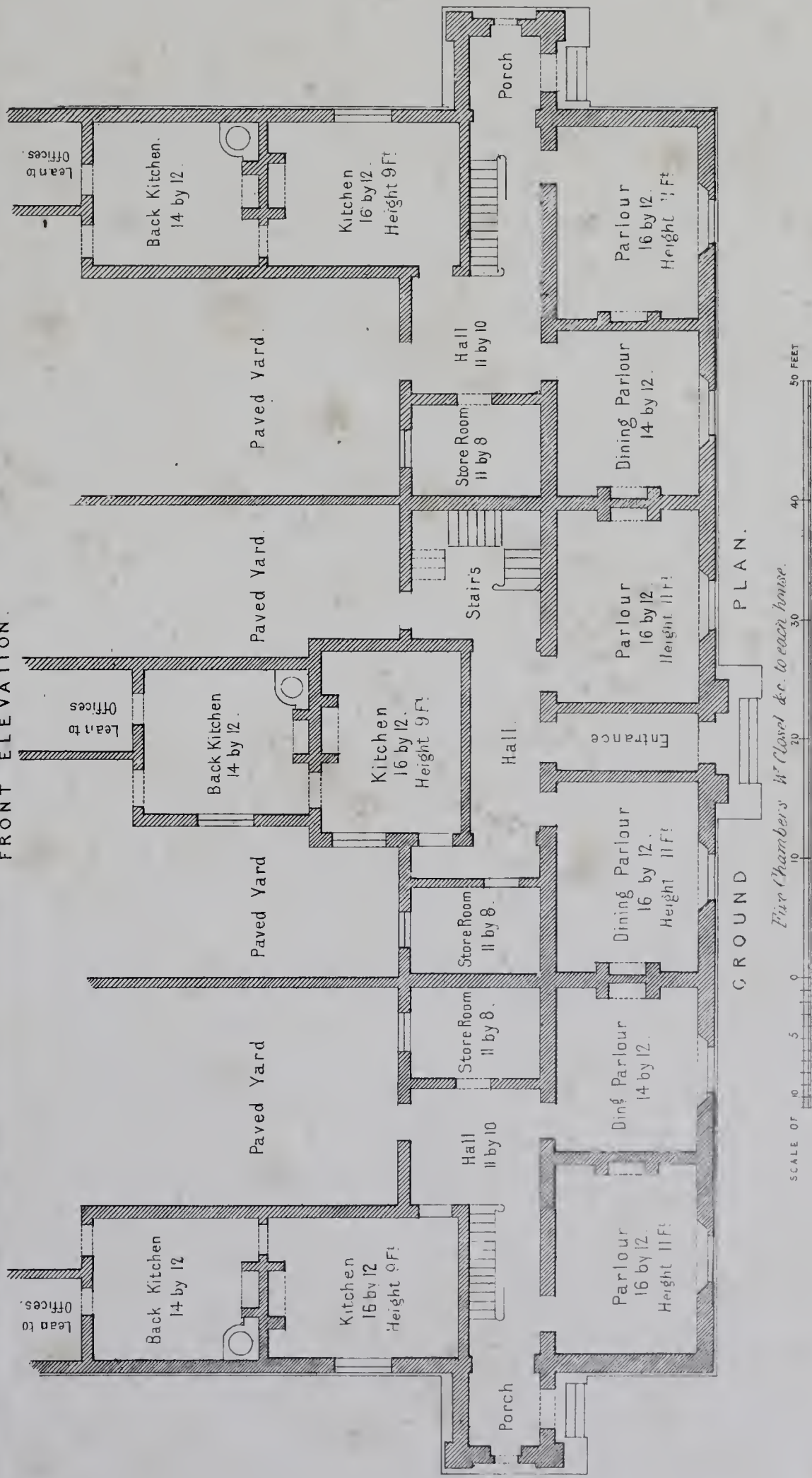
GROUND PLAN OF PARSONAGE HOUSE



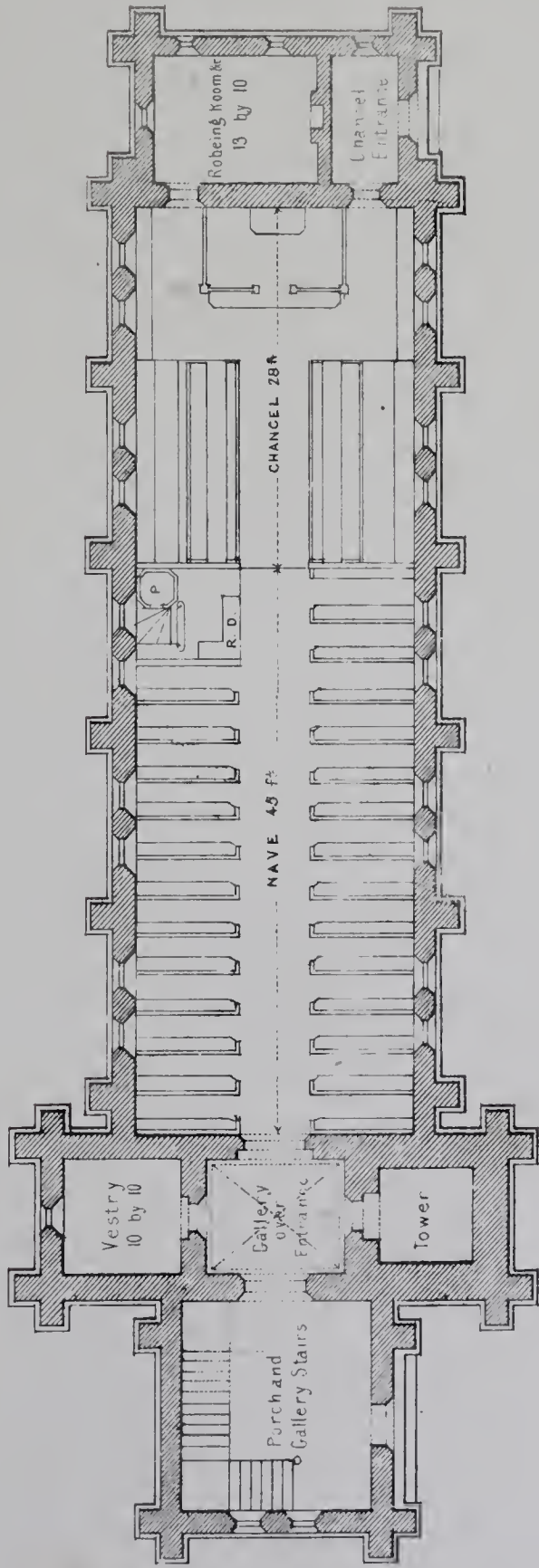
GROUND PLAN OF SCHOOLS



FRONT ELEVATION.



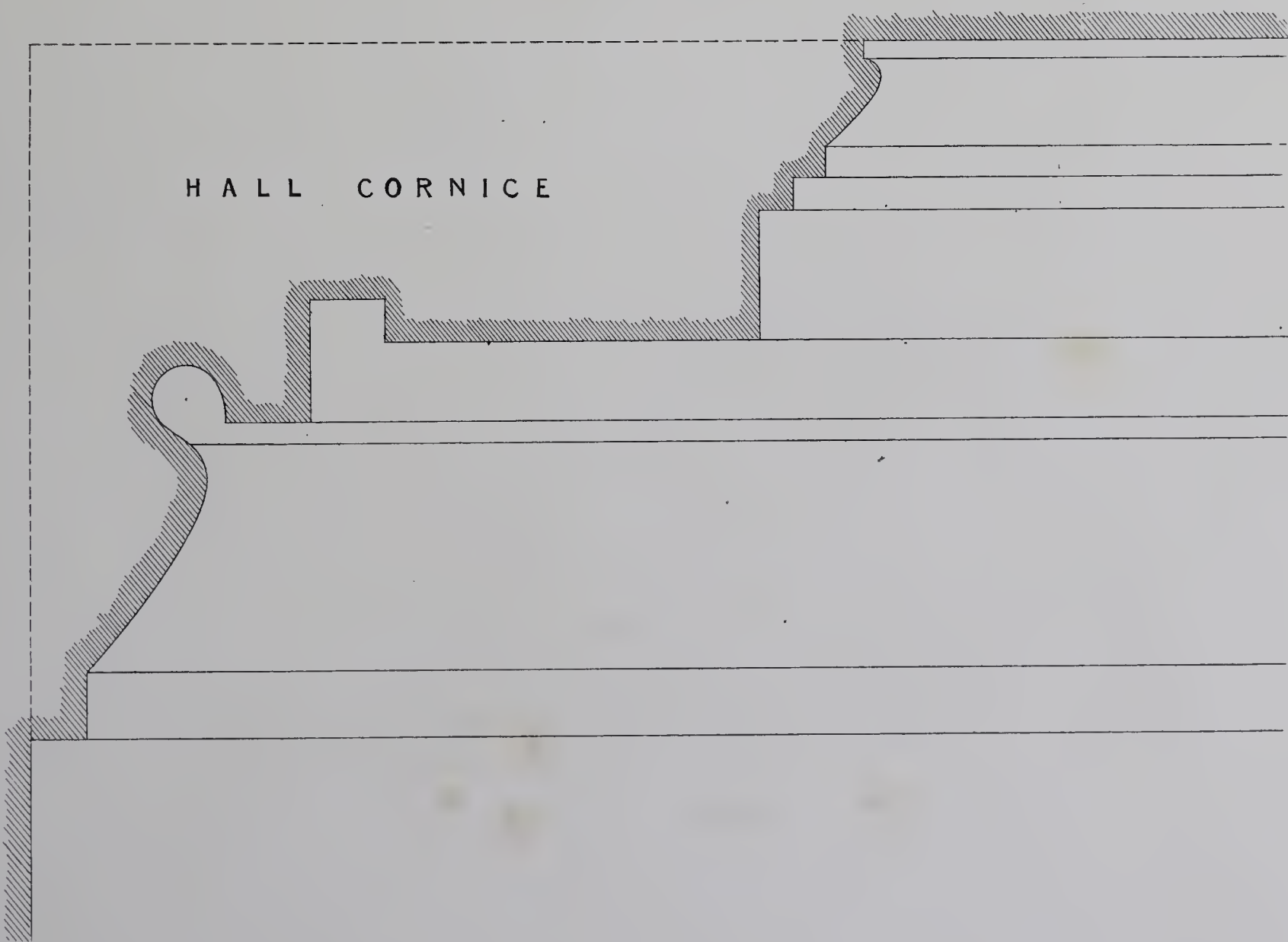
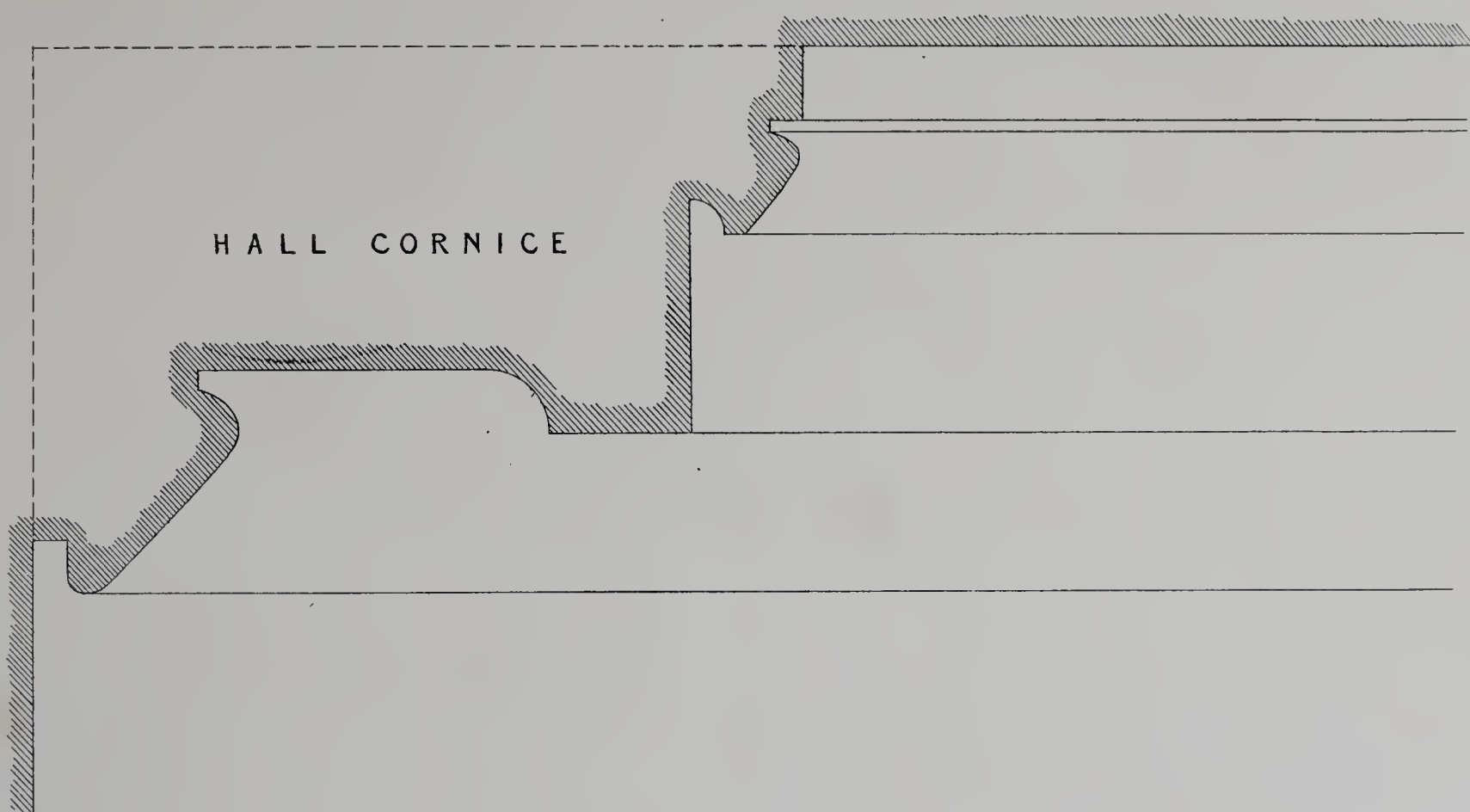


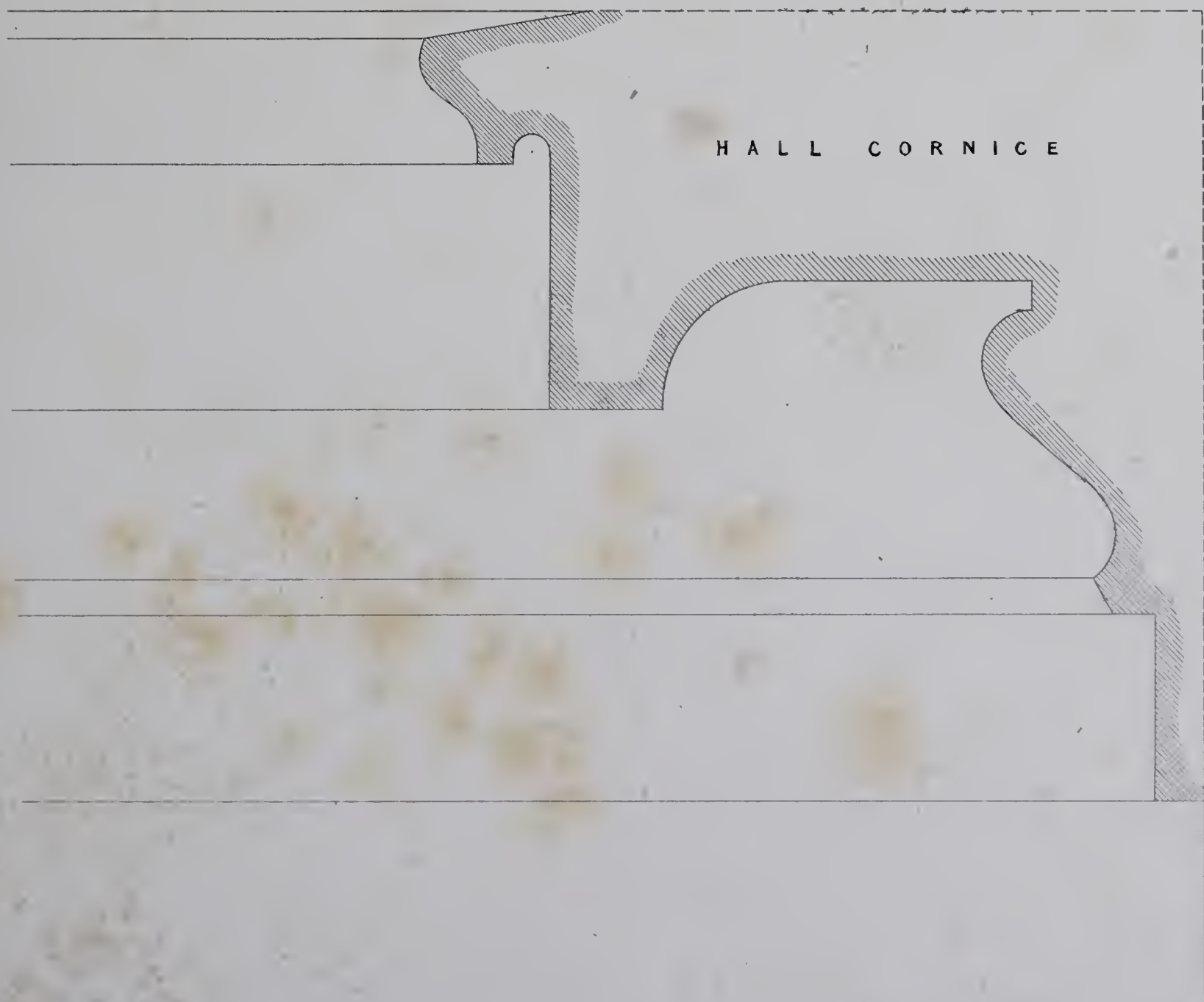


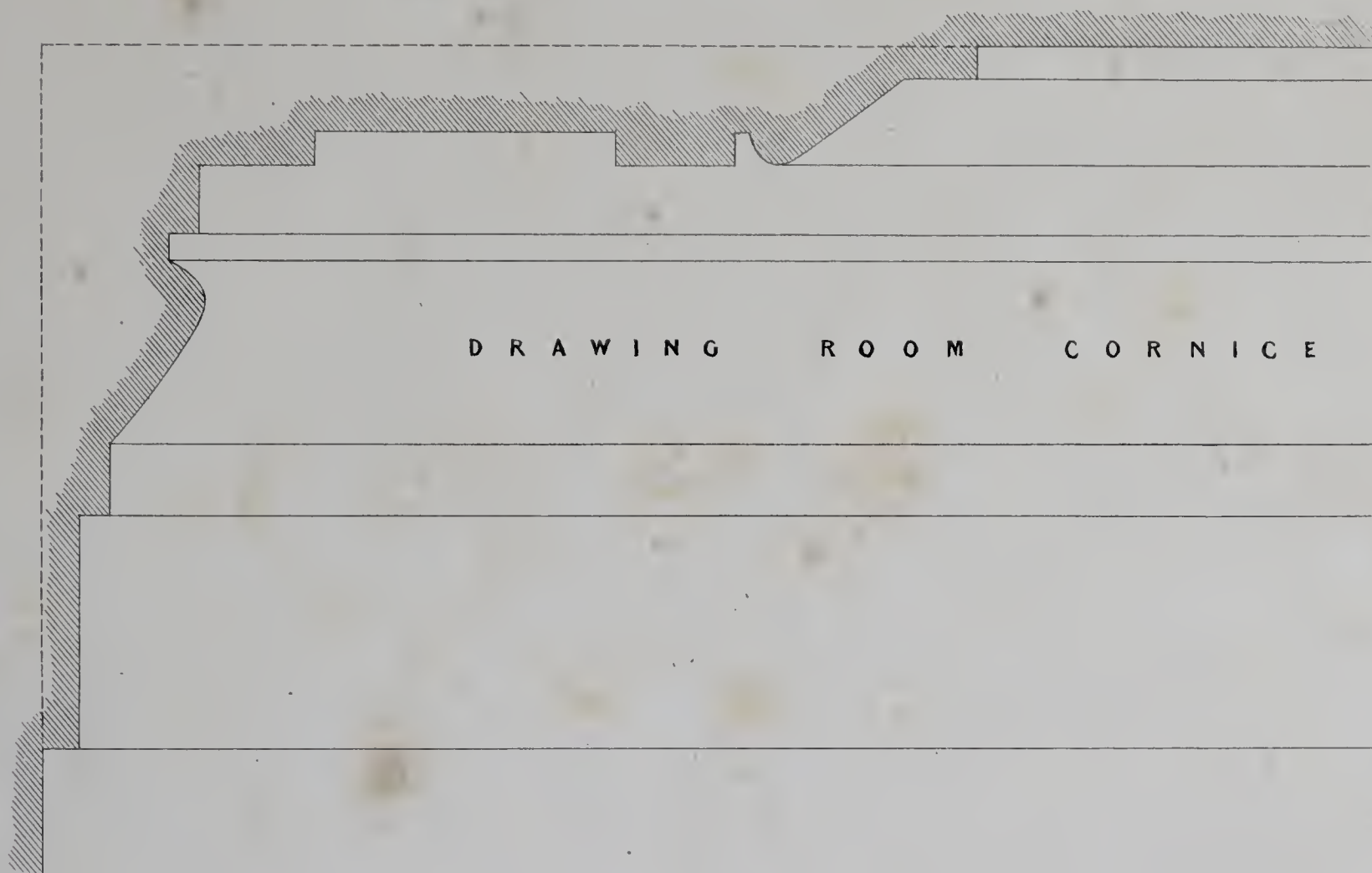
GROUND PLAN



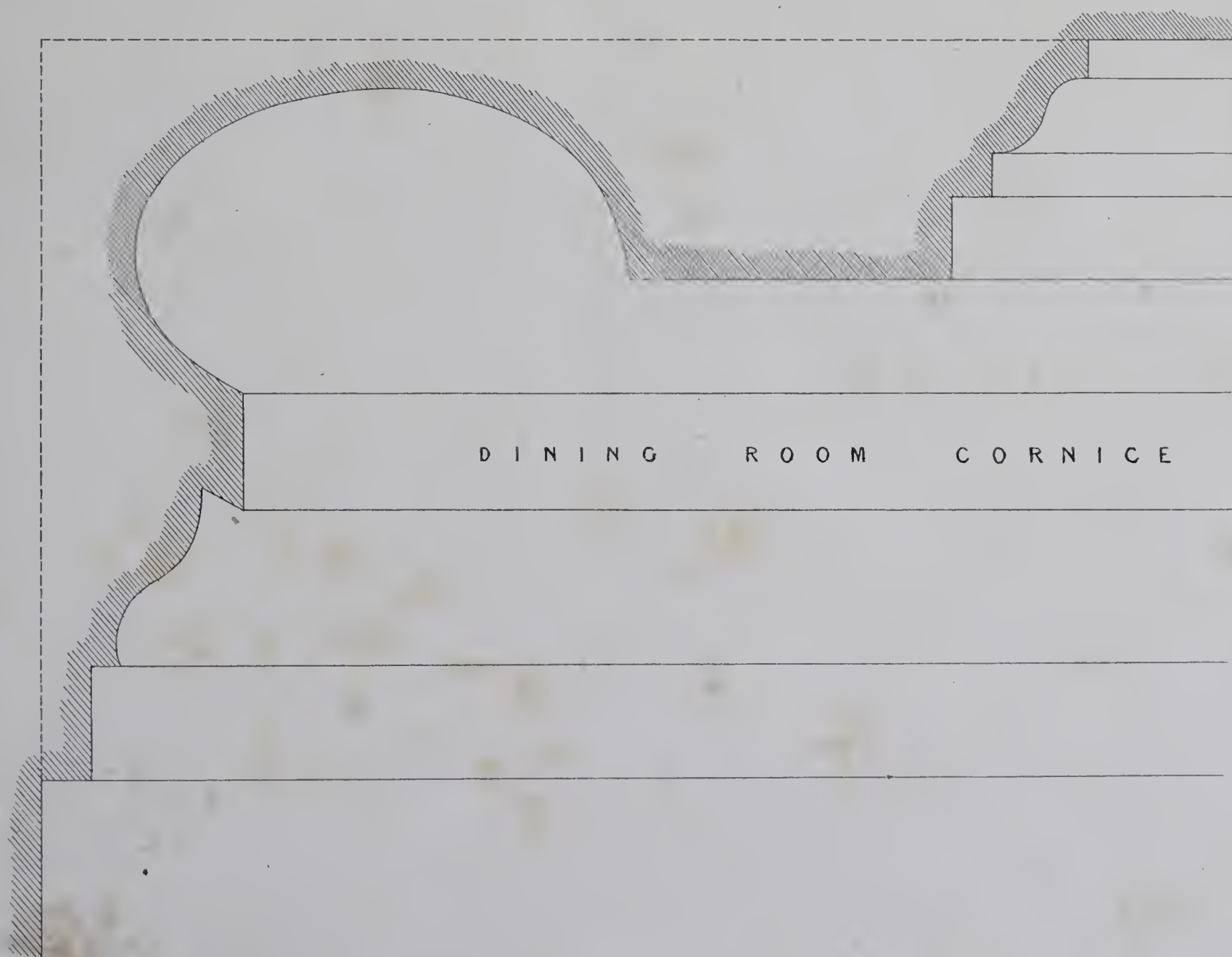
PLAN FOR A VILLAGE CHURCH



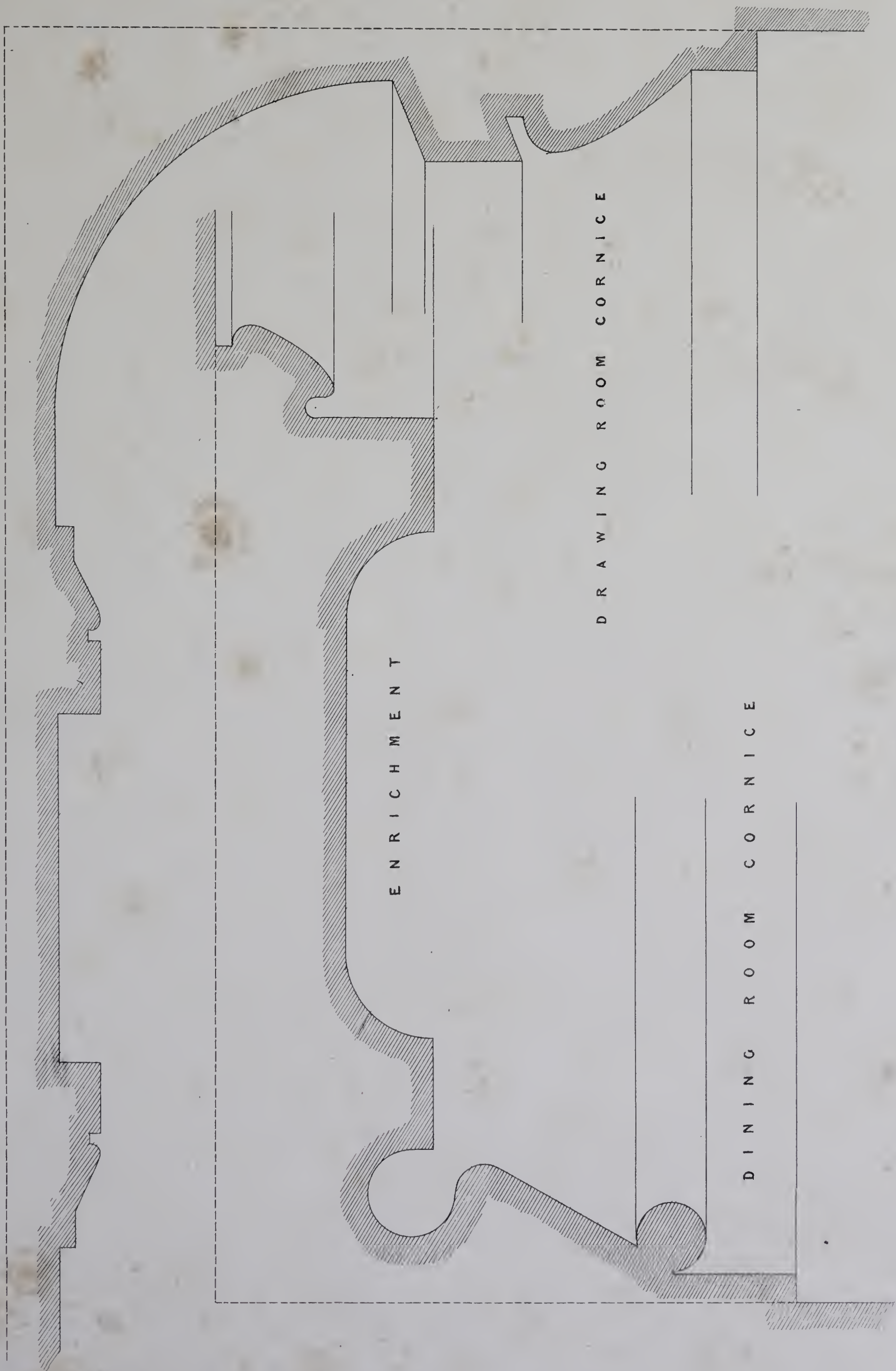


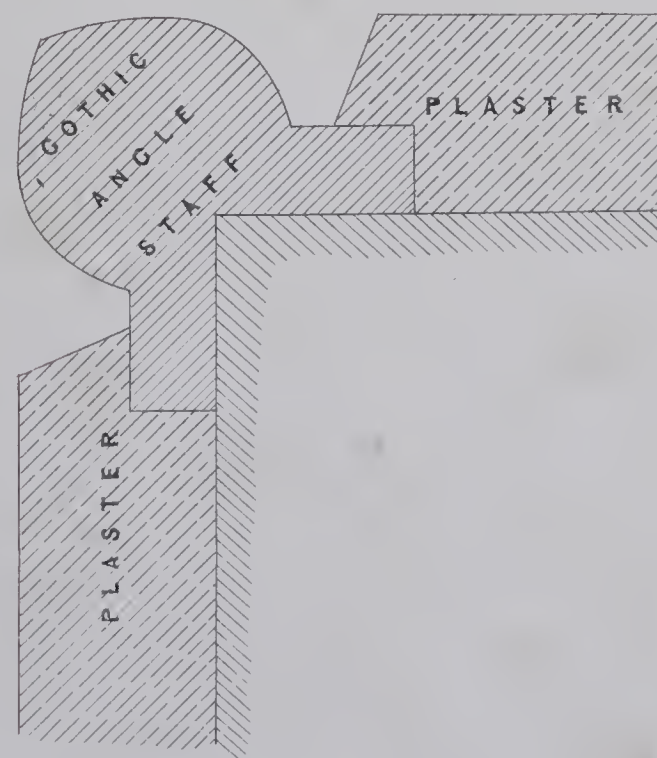
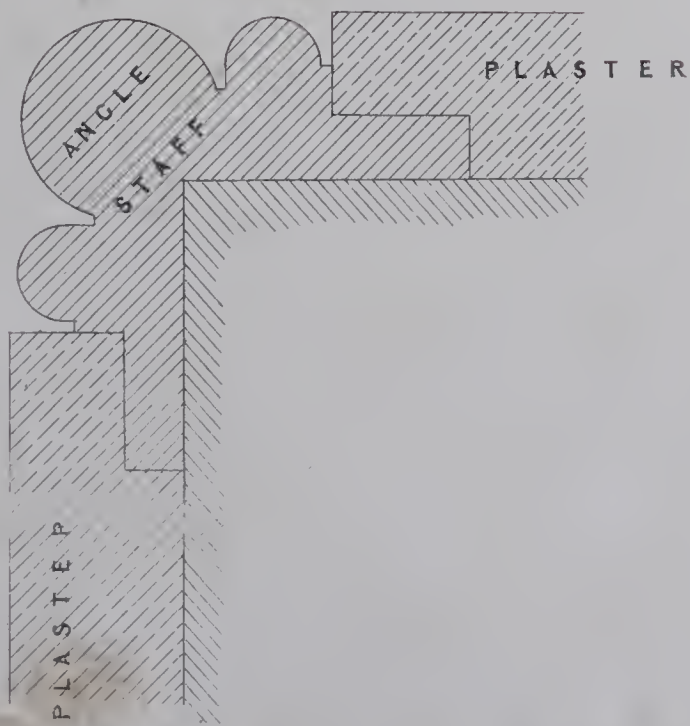
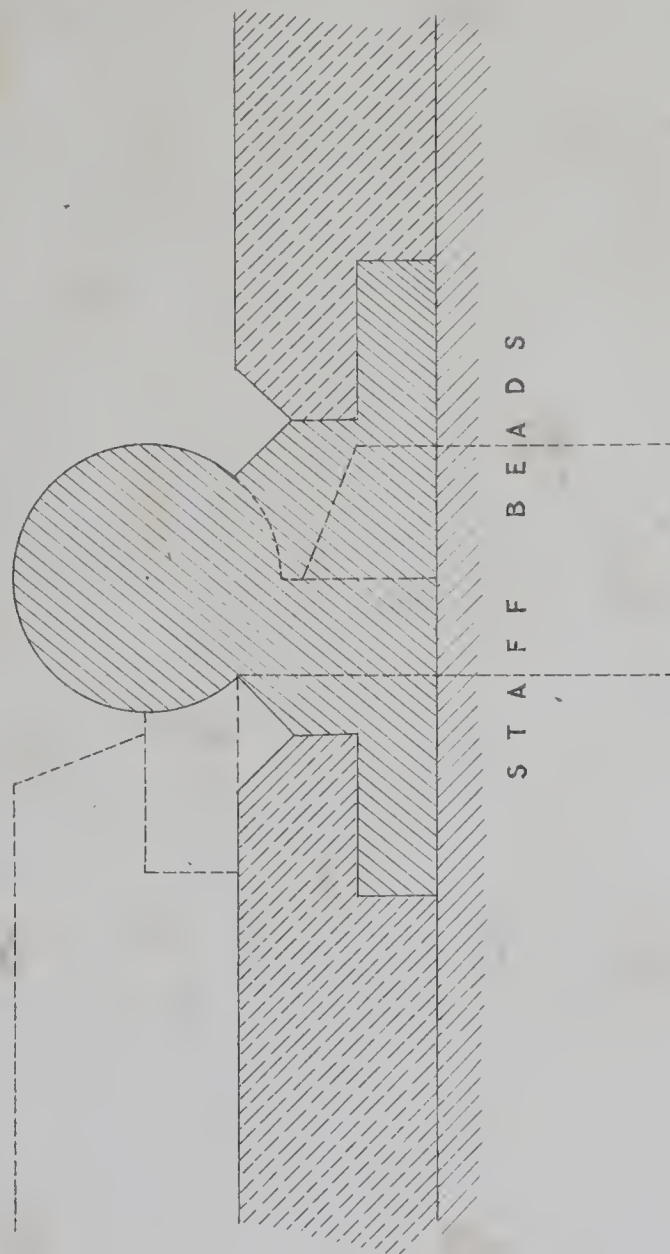
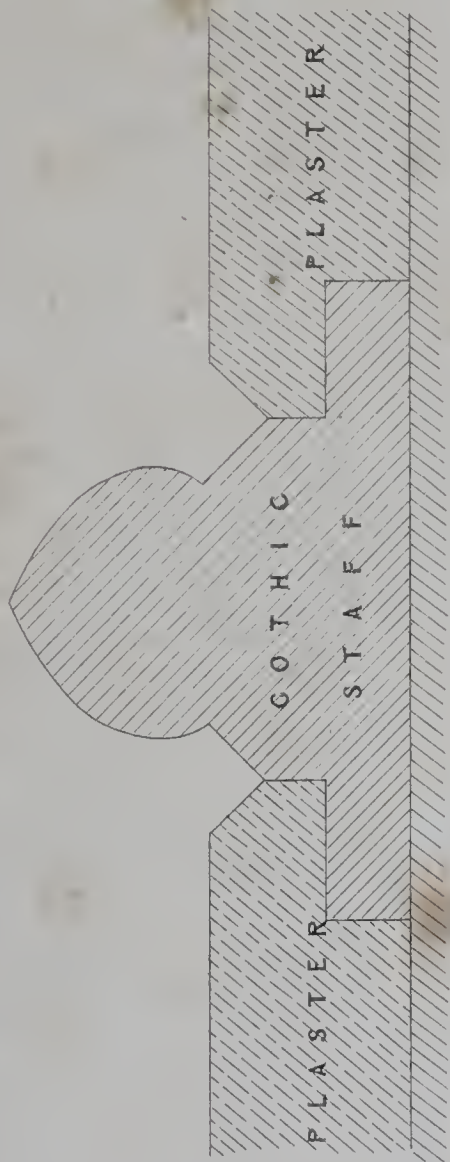


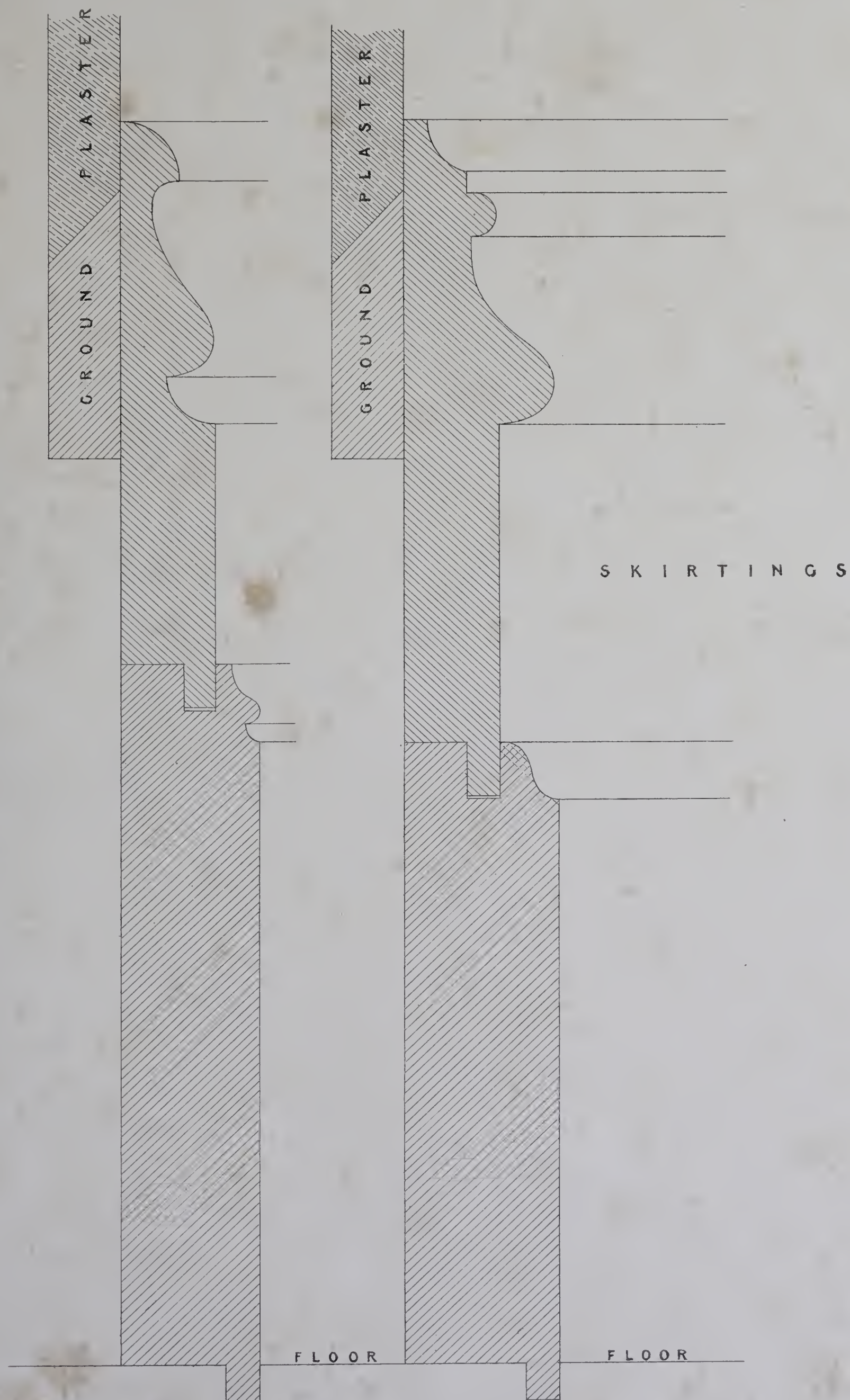
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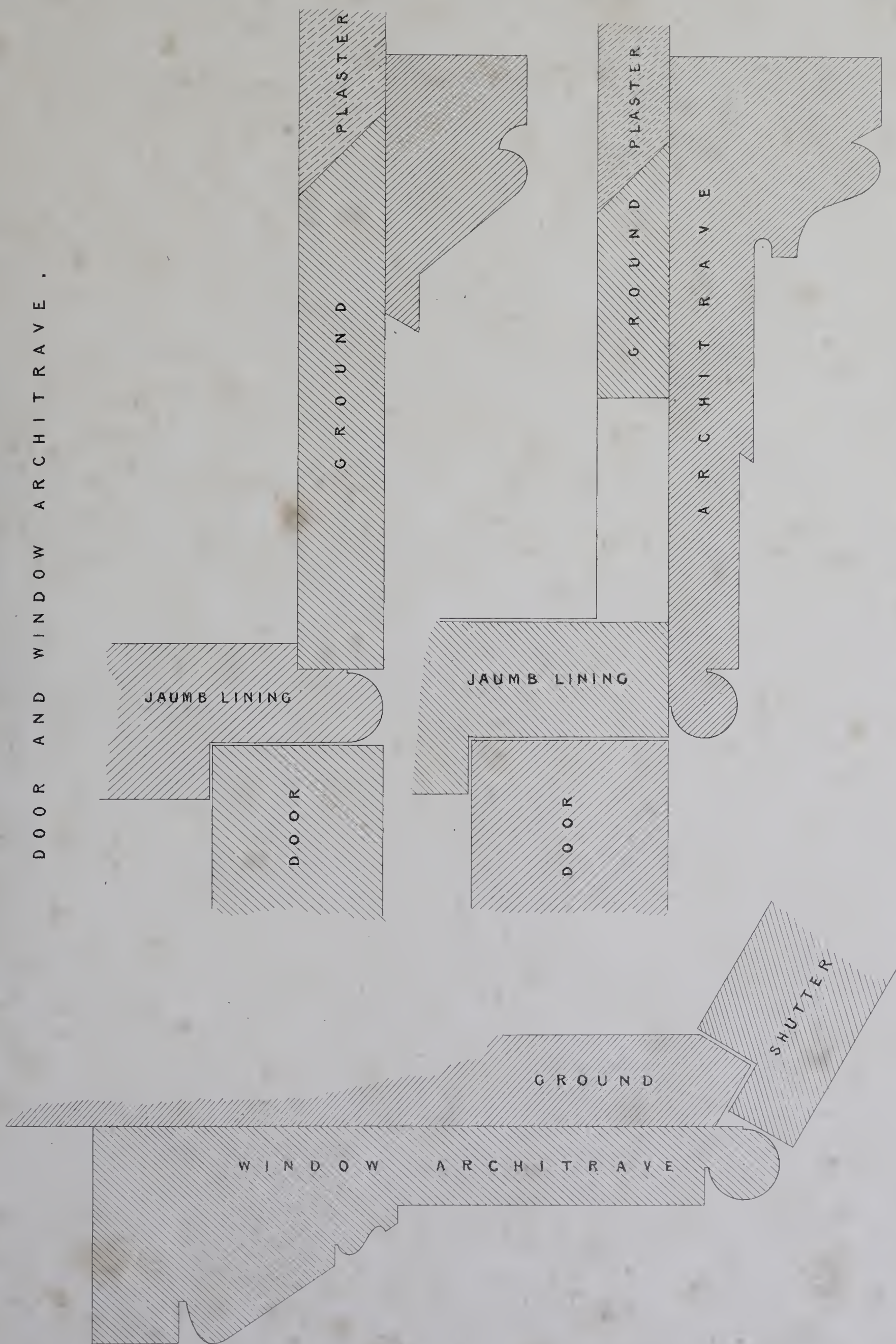


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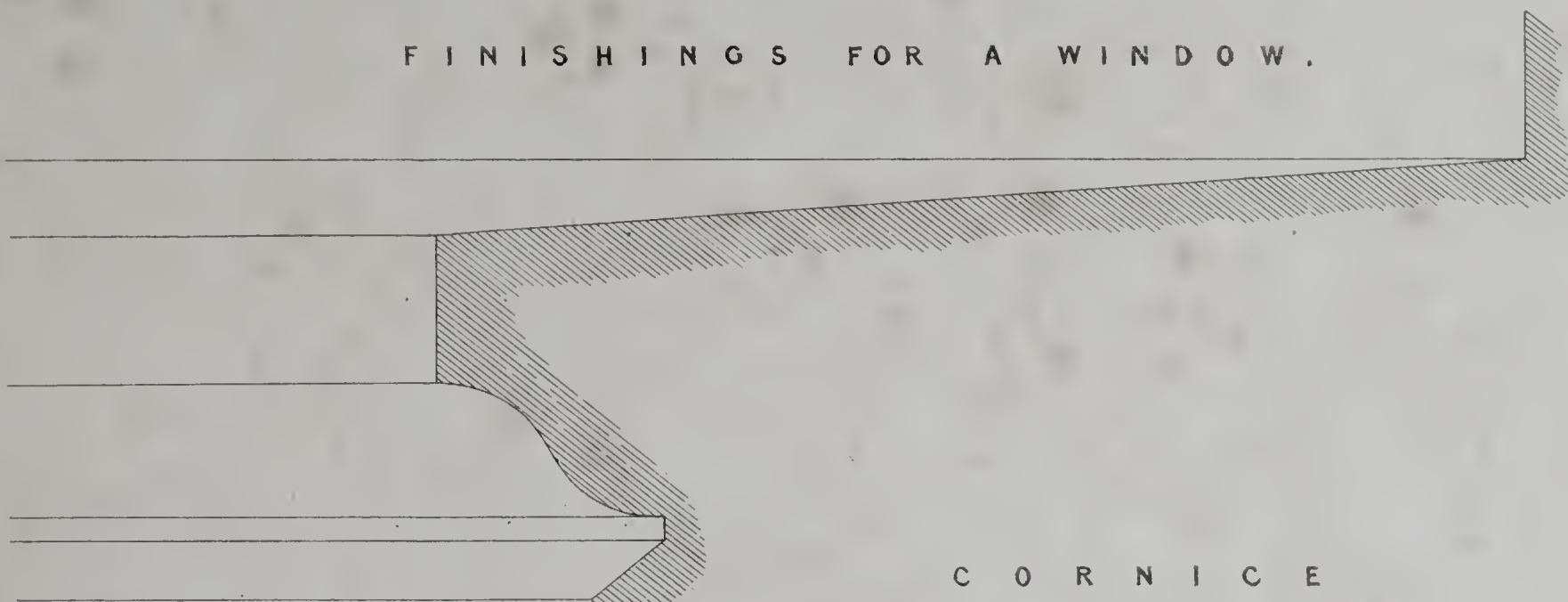




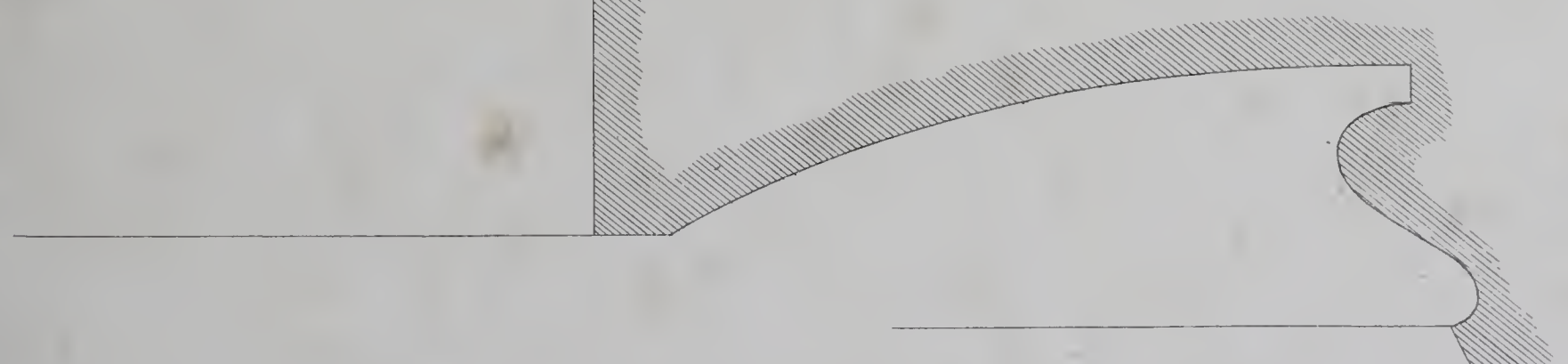




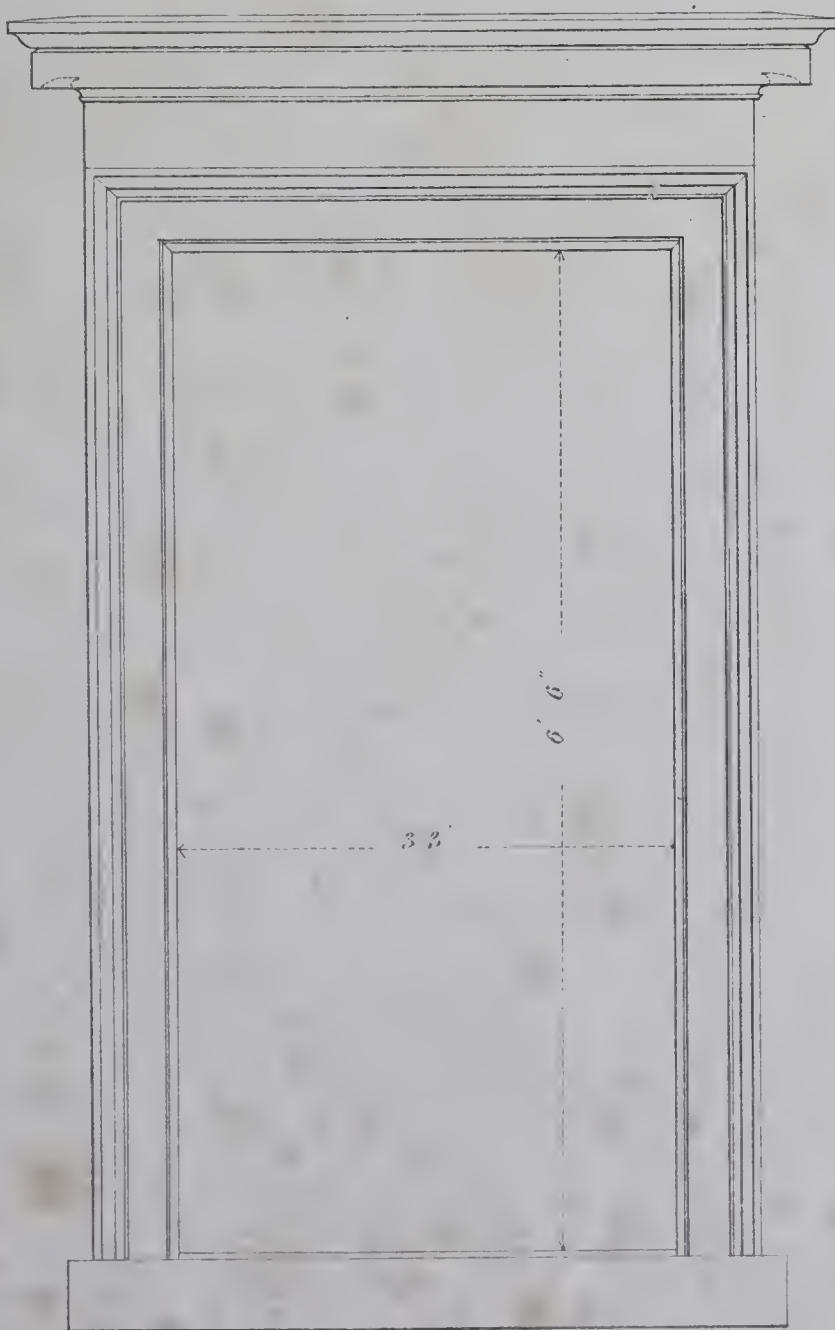
FINISHINGS FOR A WINDOW.



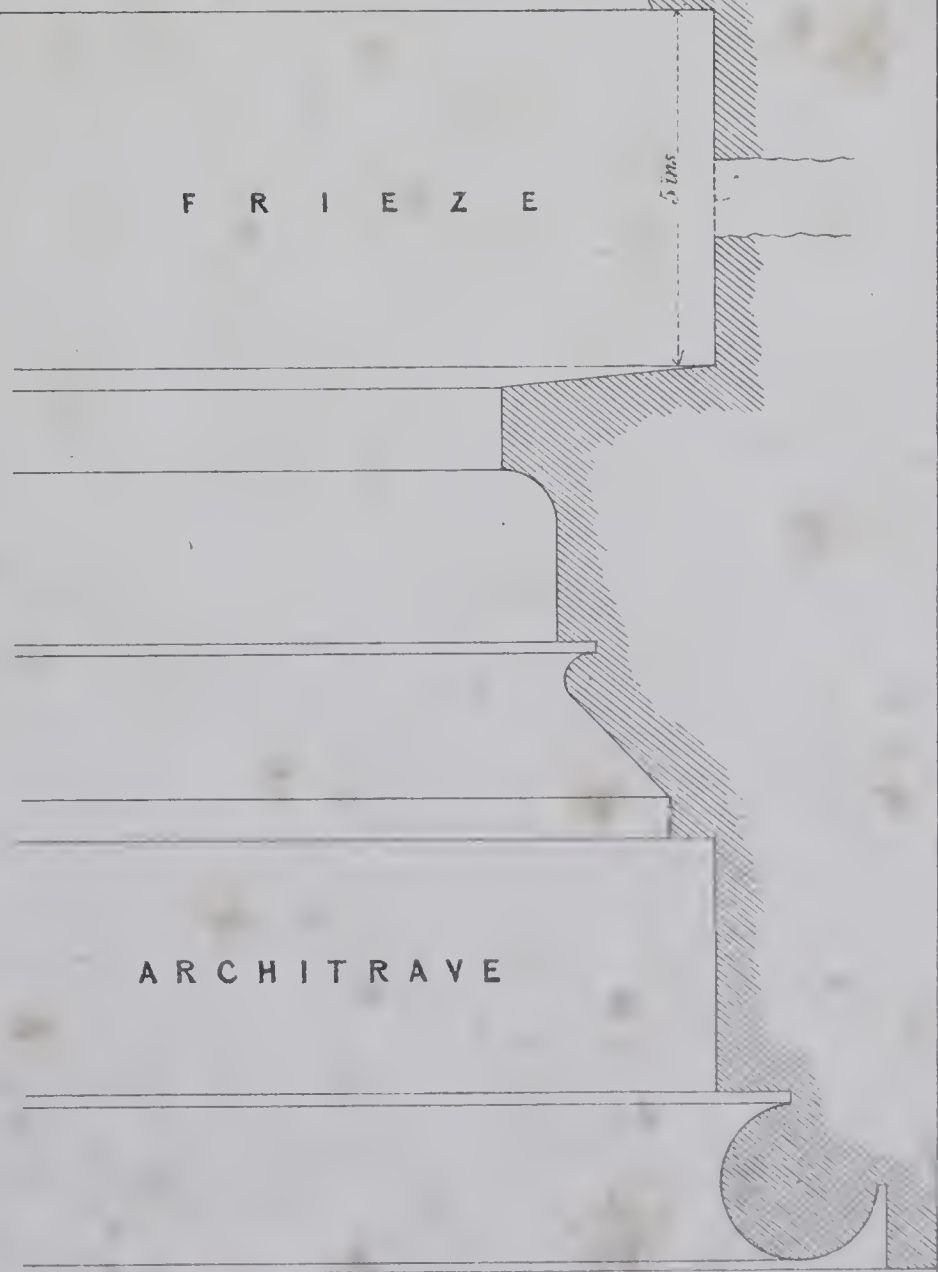
C O R N I C E



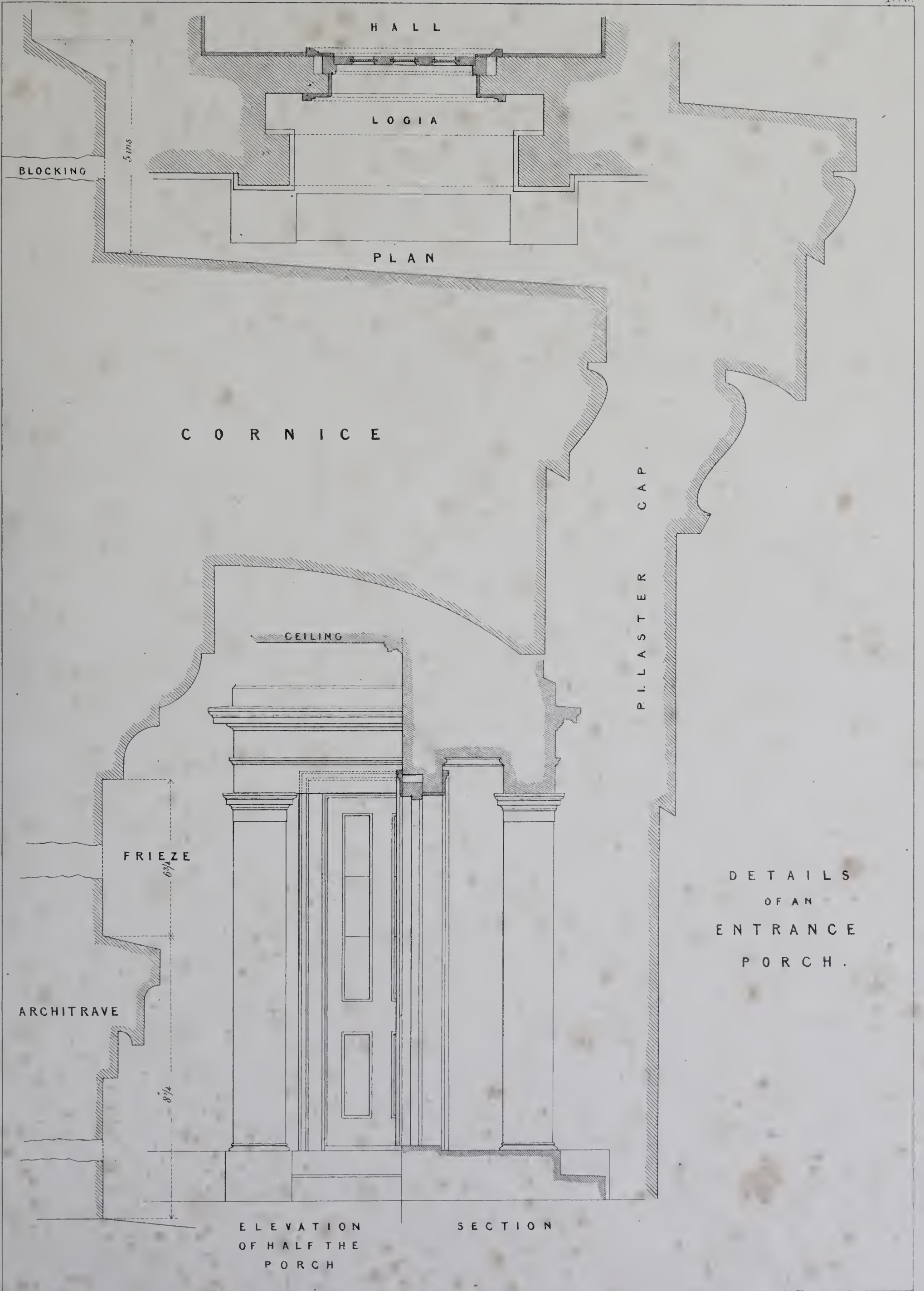
F R I E Z E



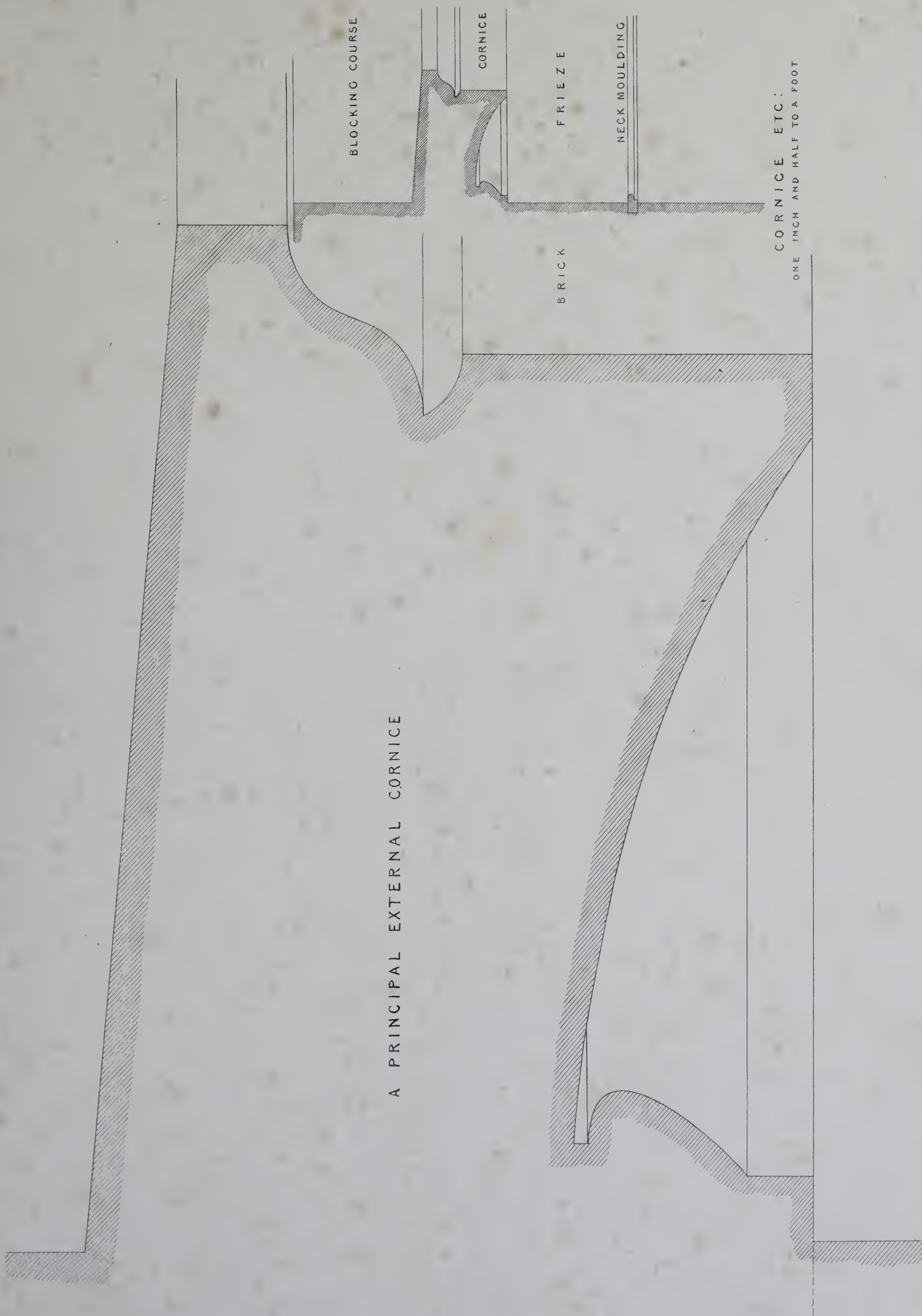
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